

# Indigo Real Estate Services

## Rental Application Criteria

**Rental History:** 12 months valid, verifiable rental history.

*Valid rental history is a written lease or month-to-month agreement.*

*If rental history is less than 12 months then an increased deposit may be requested. 2 late payments, NSF checks and/or noise complaints within 12 months may result in an increased deposit. Final recommendation will also be dependent on credit history, income and criminal background check.*

**Credit History:** At least 2 accounts established for 1 year in good standing.

*If derogatory credit history (excluding medical debt) is in excess of \$2000 an increased deposit may be requested. Final recommendation will also be dependent on income, rental & and criminal background check.*

**Income:** Monthly verifiable income must be equal to at least 1.5 times the rental amount after deducting any Federal, State or local subsidies.

### Denial of Application may result from the following:

Income that is less than (1.5) times the rental amount (after deducting any Federal, State or local subsidies)

Verified unpaid eviction appearing on credit report or confirmed with landlord.

Unpaid rental collection verified on credit report and/or balance owing to landlord.

Three (3) or more late payments and/or NSF checks and/or noise complaints within a 12-month rental period (current or previous).

Open (non-discharged) bankruptcy.

Unverifiable social security number

Falsification of rental application

Breaking lease agreement that may result in collection filing

We do not automatically deny applicants based on criminal history. Rather, criminal history is considered based on the nature of the offense and time passed since the date of final disposition (e.g. applicant was released from prison, probation or parole).

We limit consideration to those convictions, the dates of final disposition of which pre-date the report by no more than seven years. Note that convictions and/or pending cases for the following offenses may result in denial:

Murder (all counts)

Manslaughter (all counts)

Assault 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> degree)

Robbery (1<sup>st</sup> & 2<sup>nd</sup> degree)

Rape (All counts)

Rape of a child (All counts)

Child molestation (All counts)

Any sexually motivated crime

Prostitution

Any Terror Related Activity

Kidnapping (All counts)

Theft (1<sup>st</sup> & 2<sup>nd</sup> degree)

Burglary (1<sup>st</sup>, 2<sup>nd</sup> degree & vehicle prowling 1<sup>st</sup> degree & Residential)

Malicious Mischief (1<sup>st</sup> degree)

Arson (1<sup>st</sup>, 2<sup>nd</sup> degree & Reckless Burning 1<sup>st</sup> degree)

Possession with intent to Deliver illegal substance(s) (All counts)

Delivery or Sale of illegal substance(s) (All counts)

Any felony weapons crime

Organized crime

Outstanding Criminal Warrant for those offenses listed above

Criminal conviction which results in a registered sex offender requirement and/or any sex offender registry requirement.

A criminal records search will be performed for felony and misdemeanor offenses. All felony and misdemeanor offenses must be disclosed on the rental application.

Valid photo identification will be required of all applicants.

Consider this statement as notification that we do not accept a comprehensive reusable tenant screening report, as defined by RCW 59.18.257.

In accordance with state and federal consumer reporting law, you are advised that a background check (tenant screening report) will be prepared to confirm information provided in the application. The report may contain information regarding your credit worthiness, character, general reputation, personal characteristics and mode of living.

You authorize Moco, Incorporated (Moco), whose address is PO Box 2826, Seattle, WA 98111, and whose telephone number is (800) 814.8213, to prepare the above described tenant screening report and to release that report to your prospective Landlord.

If your application is denied or approved conditionally based upon information contained in the report, you may request and obtain a copy of the report. You have the right to dispute the accuracy of information contained in the report. You may have additional rights under both state and federal law.

You authorize your landlord(s) to provide Moco with rental references. You authorize your employer(s) to verify your employment and income.

If you have any questions about how Moco data is stored or used, please view our [Privacy Policy](http://www.moco-inc.com/PrivacyPolicy) at www.moco-inc.com.

By submitting this application:

1. You warrant that you have read, understand and agree to the above Disclosure and Authorization;
2. You are aware that an incomplete application causes a delay in processing and could result in denial of tenancy;
3. You certify that to the best of your knowledge all statements are true and complete, and understand that false, fraudulent or misleading information may be grounds for denial of tenancy or subsequent eviction.; and
4. You agree to the processing fee, which is non-refundable.

**Acknowledgement:**

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Applicant

\_\_\_\_\_  
Date