

Rental Criteria

For applicants applying for a property in the city of Tacoma, the link below will provide access to information about code violations, findings on discrimination cases, and voter registration.

cityoftacoma.org/rentalhousingcode

Identification

- Applicant must provide current government issued photo identification

Income – Applicant may be denied for:

- Lack of proof of income
- Monthly household income less than 3 times the stated monthly rental amount

Credit History – Applicant may be denied for:

- Unverifiable Social Security number
- Credit score below 600
- Open bankruptcy
- Bankruptcy dismissed or discharged within the past 6 months
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit
- Foreclosure in the past 6 months
- Past due mortgage
- Tax lien

Criminal

- Landlord will review criminal records on a case-by-case basis considering the nature and severity of the criminal conviction and the amount of time that has passed since the criminal activity.
- **For City of Seattle Properties:** Under Seattle's Fair Chance Ordinance, SMC 14.09, landlords are prohibited from requiring disclosure, asking about, rejecting an applicant, or taking an adverse action based on any arrest record, conviction record, or criminal history, except for registry information as described in subsection 14.09.025.A.3, 14.09.025.A.4, and 14.09.025.A.5, and subject to the exclusions and legal requirements in Section 14.09.115.

Eviction and Judgment – Applicant may be denied for:

- Eviction filed in the past 36 months
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit

Employment History – Applicant may be denied for:

- Employment for less than 12 months with current employer
- Unverifiable employment

Rental History – Applicant may be denied for:

- Unverifiable rental history
- Unfulfilled lease obligation(s)
- Current or past balance owing for deposit, rent, fees or damages
- Eviction pending
- 3 or more late payments within a 12 month period
- 3 or more NSF checks within a 12 month period
- 3 or more complaints within a 12 month period
- Unauthorized pet(s)
- Unauthorized occupant(s)
- Damage to unit or property

Applicant Signature: _____ **Date:** _____