



Tenant Criteria

The following requirements apply to all rentals: **all deposits and fees (security deposit, leasing fee, pet fee, etc.) are due *before* the signing of your lease.**

If you do not meet these requirements, you may contact the office to discuss your individual details and concerns. Depending on your situation and our needs, an owner or agent has the sole discretion to deny your application or may implement different and/or additional requirements (increased deposit, additional rules, etc.) if their current rental needs allow.

Please call our office at: (253)604-6230 or email: info@blackrocknw.com if you have further questions that need answering.

Rental Criteria

Potential tenant's application may be denied for providing false, inaccurate or misleading information or for submitting an incomplete application. ****If you believe you do not qualify based on the following criteria, please request an interview with the property manager before applying.**** Unless you are approved for a special program in advance, your application may be denied for any of the following reasons:

Tenant supplied screening reports will not be accepted for any reason. All tenant screening and reports are to be conducted through our system and reviewed by our agents.

Income and Identification:

- Failure to provide valid government issued identification for all adults eighteen (18) years and older who are planning to reside in a unit
- Failure to provide a valid Social Security Card for each person planning to reside in a unit
- Failure to provide required proof of income
- Potential tenant's income is less than three (3) times the advertised monthly rent amount

Credit History:

- Unverified Social Security number
- Credit score below six hundred and twenty (620)
- Open bankruptcy
- Bankruptcy dismissed or discharged within the past thirty-six (36) months
- Judgement or collection for unpaid rent
- Judgement or collection for damage to rental unit(s)



- Other judgments or collections (medical and student loans may be an exception)
- Foreclosure in the past twenty-four (24) months
- Past due mortgage
- Tax lien

Criminal History:

Applicant may be denied where the date of disposition, release or probation has occurred within the past seven (7) years for a conviction, guilty plea or no-contest plea for the following:

- Any drug related charges: possession, manufacturing, dealing, intent to deliver, etc.
- Sex related crimes against adults or children or required to register on the Sex Offender Registry
- All other felony or misdemeanor crimes will be evaluated on a case by case basis – please complete your application, attach a letter of explanation, and request an interview to discuss your situation.

Eviction and Judgement:

- Eviction (unlawful detainer action) filed in the past sixty (60) months
- Judgement or collection for unpaid rent
- Judgement or collection for damage to rental unit

Rental History:

- Unverifiable rental history
- Less than 36 months of rental history
- Unfulfilled lease obligation(s)
- Current or past balance owing for deposit, rent, fees or damages
- Eviction pending
- One (1) or more eviction within a sixty (60) month period
- Three (3) or more late payments within a twelve (12) month period
- Two (2) or more NSF checks in a twelve (12) month period
- Two (2) or more complaints in a twelve (12) month period
- Unauthorized pet(s)
- Damage to the property

Dog Breed Restrictions: **If you have concerns regarding a restricted breed, please request a pet interview and be prepared to provide information such as a dog resume, vet records, etc.**

- Akita
- American Pit Bull Terrier



- American Staffordshire Terrier
- Bull Terrier
- Cane Corso
- Dogo Argentino
- Dogue de Bordeaux
- Kuvasz
- Pit Bull Terrier
- Presa Canario
- Staffordshire Bull Terrier
- Tosa Inu
- Chow Chow
- Rottweiler
- Dobermann
- Samoyed

Other:

- Inability to establish utility services in the name of the tenant(s) on the day of move-in
- Inability to obtain renter's insurance which is required of all tenants
- Falsification of any information reported on application form
- Incomplete rental application form
- Inability to provide required information
- Failure to provide any requested or missing information within one (1) business day of being notified of the need for the information
- Inability to move-in or start tenancy on the advertised available date of rental
- Inability to pay the full first month's rent and required minimum payments for deposits, fees and other move-in charges on agreed start date/move-in date

If your application is denied, the owner/agent is required to provide you with a notice of adverse action that states the reason(s) for taking adverse action (RCW 59.18.257). You have the right to dispute the accuracy of the information in the tenant screening report. You have the right to a free copy of your tenant screening report. To dispute the accuracy of your tenant screening report or to request a free copy of your tenant screening report, please submit your request in writing with a copy of your valid government issued photo ID to: 15406 Meridian East, Suite 200, Puyallup, WA 98375 Office: (253)604-6230 Fax: (253)604-0261 Email: info@blackrocknw.com