



Be Bold. Be Vibrant. Be Connected.



Rental Criteria

Rental History: No minimum length of history is required for an approval. Poor landlord references are grounds for denial.

Credit History: Credit history must be characterized as "good" or better from the credit-checking agency. Credit history with an excess of \$10,000 in derogatory credit will result in application denial. If bankruptcy has been filed, the bankruptcy must be discharged for at least 1 year with no derogatory credit history after the bankruptcy was reported to the credit report. If bankruptcy has not been discharged then the application will be denied.

NOTE: The lack of a credit history will not be held against you.

Employment: Employment verification is not required for approval of application. You must be a registered and a matriculated single student at the University of Washington.

Income: Verification of income will be required for approval of your application. Income must be at least 3 times the monthly rent. Sources can include income from employment, financial aid, scholarships, savings, and/or parents. In lieu of this requirement, a verifiable Statement of Support or co-signature may be required. In this case the person signing the Statement of Support will be screened for credit-worthiness (\$13.50 processing fee).

Denial of application will result from any of the following:

- § Eviction verified credit report or confirmed with landlord
- § Rental collection verified on credit report
- § Balance owing to landlord
- § Falsification of rental application
- § Verified name and date of birth match criminal conviction as follows:

Murder (1 st & 2 nd degree)	Kidnapping (All counts)
Manslaughter (1 st degree)	Theft (1 st & 2 nd degree)
Assault (1 st , 2 nd & 3 rd degree)	Burglary (1 st , 2 nd degree, vehicle prowling)
Robbery (1 st & 2 nd degree)	Malicious mischief (1 st degree)
Rape (All counts)	Arson (1 st , 2 nd degree, reckless burning)
Rape of a child (All counts)	Possession with intent to deliver (All counts)
Child molestation (All counts)	Deliver or sale (All counts)

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