



Monthly Newsletter

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Employment Screening • Tenant Background Investigations

URGENT MESSAGE!

Effective Immediately

Wording on Rental Applications, “Have you ever been charged or convicted of a crime” will be removed. Online rental applications are now being changed. Hard copy rental applications are also being sent to clients. As of December 15th rental applications will not be accepted for processing if this wording is still included on the rental application (exceptions are made according to need and situation).

Why This Change?

1. We have been advised to eliminate this question in response to the **increasing number of lawsuits against landlord and management companies** by the Attorney General Offices, Justice Leagues, Seattle Office of Civil Rights, Common Ground, and various tenant advocate agencies. The lawsuits are based upon the HUD Guidelines for Disparate Impact – Minorities having criminal records being disproportionately affected (denied housing based upon criminal history). The lawsuits are nationwide.

2. City of Seattle passed a law no longer allowing this question to be asked of an applicant and criminal records are not allowed to be included in a tenant screening report. Registered Sex Offender search is allowed.

Message For Seattle Landlords

Orca clients have relied heavily upon our dedication to provide ACTIVE CRIMINAL CASES AND ACTIVE WARRANTS. Now this is going away for rentals inside the city of Seattle. NOW more than ever you will want to rely upon our **LIVE CIVIL RECORDS DATABASES for ACTIVE EVICTIONS, DOMESTIC VIOLENCE PETITIONS, HARASSMENT PETITIONS**. You will NEVER see an ACTIVE EVICTION OR PROTECTION ORDER ON A NATION-WIDE “INSTANT” DATABASE. Orca will still supply you with the valuable data you will not receive from other screening companies.

WE NEED YOUR HELP TO IMPLEMENT THIS IMPORTANT CHANGE!!! Call for your new rental application. (800-341-0022) Questions? Contact: orca@orcainfo-com.com