



NEW LAW Effective June 2012

Prior to obtaining any information about a prospective tenant, the landlord shall first notify the prospective tenant in writing, or by posting, of the following:

1. What types of information will be accessed to conduct the tenant screening.
- 2) What criteria may result in denial of the application; and

If a screening report is used, the name and address of the screening company and the prospective tenant's rights to obtain a **free copy** of the screening report in the event of a denied or other adverse action, and to dispute the accuracy of information appearing in the screening report.

The landlord may charge a prospective tenant for costs incurred in obtaining a tenant screening report only if the prospective landlord provides the information described above.

If a landlord conducts his or her own screening of tenants, then the landlord may charge his or her own actual costs in obtaining the back information, but only if the landlord provides the information described above. The amount charged may not exceed the customary costs charged by a screening service in the general area. The landlord's actual costs include costs incurred for long distance phone calls and for time spent calling landlords, employers, and financial institutions.

If a landlord takes an adverse action, the landlord shall provide a written notice of the adverse action (Consumer Rights Letter) to the prospective tenant that states the reasons for the adverse action.

Want to know more on how to comply with this new law? Rebekah Near offers training to Landlord and Property Managers on compliance with the new law. Contact her at: rebekahn@orcainfo-com.com

MURDER BY JUVENILE

A testimony from a site manager in Seattle

Hello Rebekah,

These new rental applications are great! I want to comment on the inclusion of Juveniles Ages 12-17. Bad juvenile behavior has caused a number of evictions in our apartments. It is a sad fact. Many times we have admitted teenagers then later find out they are gang members. They bring that activity into the apartment building. One 13 year old had a juvenile record that surpassed that of most adults (we found out the hard way-after they moved in). A resident's son was involved in a gang shooting and the wounded gang member was brought into our apartments! A couple months later the boyfriend of one of our young female occupant's was murdered by gangs. We need those juvenile court records if we want safe housing for our occupants.

Thank you!

Got Forms???

Find them free on our website for *ANY* of the following:

- Pest Control (Bed Bug) Addendum
- Roommate / Security Deposit Addendum
- Pet/Service Animal Policy
- Crime Free Addendum
- Domestic Violence Addendum
- Animal Fee Addendum
- Contractor Agreement
- Tenant Insurance Addendum
- Harassment Policy
- Tobacco Smoke-Free Area Addendum
- Notice of Trespass
- Receipt for Partial Payment After Eviction

Se Habla Español!

Finally they're here! If you are in need of Spanish Applications, please **EMAIL** your request to **orca@orcainfo-com.com**

Gracias!

BAD GUY OF THE MONTH

Criminal Record Comparison

We searched 4 popular criminal databases...see what we found!

Applicant, E.H. 72-year old male:

Orca Information Database	Instant Database #1 National Criminal	Instant Database #2 National Criminal	Washington State Patrol
7/3/04 Unlawful Issuance of Bank Checks, ACTIVE WARRANT	No Records Found	No Records Found	No Records Found
10/14/02 Unlawful Issuance of Bank Checks, ACTIVE WARRANT			



Your trusted leader in Employment & Tenant Screening introduces our new

Online Application

- Applicants complete applications through our online system.
- Less paperwork and faster turnaround time.
- Convenient!
- Reliable, accurate information and first-class customer service

Get started today!