



NEW LAW-FAIR TENANT SCREENING ACT

Effective June 7th, 2012



Prior to accepting a fee for the tenant screening report and 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 (credit report, ID verification, criminal records, civil court records, employment and rental references).
- 2) **What criteria may result in denial** of the application (Tenant Selection Policy); and
- 3) **If a screening company is used** to process the background check, list the name and address and phone number of the screening company.

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 background 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.

Also required—Adverse Action Letter— Landlord must give applicant an Adverse Action Letter when applicant is denied or when any other “adverse action” (co-signer or increased deposit required) is taken. This letter describes to the applicant the reasons for the adverse action and their rights to obtain a **free copy** of the screening report. It also explains how to dispute the accuracy of information appearing in the background check.

Want to know more on how to comply with this new law? Rebekah Near is a Real Estate Clock Hour Instructor. She offers training to Landlords and Property Managers on compliance. Also, keep an eye out for YouTube Videos & Broadcasts with more information. Any questions? Contact Rebekah at: rebekahn@orcainfo-com.com

Orca Goes To Olympia

John Near, of Orca Information Visits Governor Gregoire and Witnesses Signing of “Fair Tenant Screening Act”.



Governor Christine Gregoire signs Senate Bill 6315.

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Orca is a legislative watch-dog for landlords!

Governor Christine Gregoire, John Near, is third person to the left of the Governor (striped tie) along with a few other onlookers.

Photo courtesy of the Washington State Senate.

“We can tell you more about them than their mother”

ORCA ♦ WISDOM ♦

We sometimes think that people or society are forcing us to do certain things, or that circumstances just come out of the air, but there is a cause behind everything that happens. "As ye sow, so shall ye reap." There are no such things as chances or accidents or luck. We mold our own lives by the way we have thought and lived.

P.Y.

*In observance of Memorial Day,
Our office will be closed on
Sunday, May 27th
and
Monday, May 28th*



Orca wants to welcome the new addition to our pod... NALA!



Orca Information adopted and is the guardian of the whale known as Nala. Be it further known that Orca Information has entrusted Pacific Whale Foundation to help protect Nala and other whales and their ocean habitats.

