

ORCA TALES



April 2015

Employment Background Investigations

Volume 22 Issue 4



BAD GUY OF THE MONTH We Caught The Criminal!

Compare Criminal Databases
Which One Would You Use?



Orca Information Database	Nationwide Instant Criminal Database #1	Nationwide Instant Criminal Database #2	Washington State Patrol (Schools & Healthcare Facilities use this database)
<p>Washington Court Records: 12/01/11 Probable Cause—Violation of Uniform Controlled Substance Act, Dismissed 12/01/11 Probable Cause—Violation of Uniform Controlled Substance Act, Dismissed 08/13/12 Deliver Imitation Controlled Substance amended to Controlled Substance Possess—No Prescription Criminal Solicitation, Guilty.</p> <p>Oregon Court Records: 11/22/04 Kidnapping 1st Degree, Judgment Dismissal 11/22/04 Kidnapping 1st Degree, Judgment Dismissal 11/22/04 Carry/Use Dangerous Weapon, Judgment Dismissal 11/22/04 Robbery 1st Degree, Judgment Dismissal. 11/22/04 Robbery 2nd Degree, Judgment Dismissal 11/22/04 Assault 2nd Degree, Convicted 11/22/04 Assault 3rd Degree, Judgment Dismissal 11/22/04 Assault 3rd Degree, Judgment Dismissal 11/22/04 Criminal Conspiracy, Judgment Dismissal 11/22/04 Criminal Conspiracy, Judgment Dismissal 11/22/04 Criminal Conspiracy, Judgment Dismissal. 11/22/04 Criminal Conspiracy, Judgment Dismissal 11/22/04 Theft 2nd Degree, Judgment Dismissal 11/22/04 Unlawful ESG, T-Gas, Mace 2nd Degree, Judgment Dismissal.</p>	<p>11/22/04 Kidnapping 1st Degree, No Finding Listed 11/22/04 Kidnapping 1st Degree, No Finding Listed. 11/22/04 Carry/Use Dangerous Weapon, No Finding Listed 11/22/04 Unlawful Use of a Weapon, No Finding Listed 11/22/04 Robbery 1st Degree, No Finding Listed 11/22/04 Robbery 2nd Degree, No Finding Listed 11/22/04 Assault 2nd Degree, No Finding Listed 11/22/04 Assault 3rd Degree, No Finding Listed 11/22/04 Assault 3rd Degree, No Finding Listed 11/22/04 Criminal Conspiracy, No Finding Listed 11/22/04 Theft 2nd Degree, No Finding Listed 11/22/04 Unlawful ESG, T Gas, Mace 2nd Degree, No Finding Listed 12/01/11 Controlled Substance Possess—No Prescription, Guilty 12/01/11 Deliver Imitation Controlled Substance, No Finding Listed</p>	<p>03/29/05 Assault 2nd Degree, Conviction 08/13/12 Deliver Imitation Controlled Substance, Guilty Plea 08/13/12 Liability—Controlled Substance Possess—No Prescription, Guilty.</p>	<p>09/24/12 Controlled Substance—Possess No Prescription, Guilty.</p>

FEATURED POLICY OF THE MONTH:

Service Animal Policy

Find the Featured Policy on our [homepage](#).

What our client's are saying about Orca...

"We just wanted to say how wonderful you all are. The reports are fast, the information valuable, and the people are very friendly and helpful."

-C.S.-Lacey WA

ORCA WISDOM

"Success is not something achieved at the expense of others.

Real success, rather than being a contraction into self-interest extends itself into serviceful

expansion."

-PX

REMINDER TO CLIENTS:

Please remind your potential applicants to fill out their applications in dark blue or black ink.

Thank You!

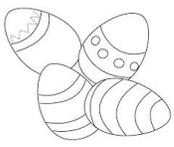


We will be closed on Sunday, April 6th in observance of the Easter Holy-Day.



Please Note:

The \$2 price increase on all employment reports will begin May 1st 2015.



How to Be a Profitable Landlord

Screen Like Your Life Depended On It

The first step in being a profitable landlord is keeping out the duds. This may seem like an obvious thing – but it is the first lesson most landlords easily “forget” and probably the worst mistake a landlord can make. It may take a longer period of time to get a unit rented, but being picky when choosing tenants is vitally important to the long term success of your rental.

When choosing tenants, it’s best to set clearly defined criteria for what you will or will not allow. For example, many experienced landlords require that:

- The tenant must earn 3x the monthly rent
- The tenant must have no prior evictions
- The tenant must have good references from all previous landlords
- The tenant must have good credit

By defining your criteria upfront, you are able to quickly weed-out the potentially difficult tenants. Now – it’s true that not all tenants with bad credit will make bad renters and not all tenants who earn only 2x the monthly rent won’t pay their bills. However, the tenants who don’t meet the above criteria are far more likely to become problem tenants and if you want less stress as a landlord – renting to those tenants is not a risk you should take.

When you find potential tenants that meet your requirements and prepare to move forward, be sure to verify all their information (many tenants will lie in order to move in.) This means actually calling their employer and their past landlords and asking questions. This also means running a background check and look into their credit and payment history.

Training Your Tenant From the Start

You would not expect to be hired by a large company and immediately be thrown into the fray of day-to-day business without a solid introduction to how things are done. The same is true with your future tenants. Tenants, like employees at a company, must be trained in the way you want them to perform. Without a clear understanding of the rules and the way you expect a tenant to live, their failure to live up to your expectations can be blamed on no one but yourself.

This training begins with a thorough screening (as discussed above,) letting the tenant know that you are the kind of landlord who expect excellence.

The tenant training continues with the way that you sign the lease and move the tenant in. Will you make them sign a formal lease and give them all the required state and federal forms, showing that you are running a legitimate business, or will you just let them move in with a handshake and show that you don’t really care about rules?

Source: www.bargaineering.com

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The \$1 price increase on all tenant reports will begin May 1st 2015.