

## Rental Criteria

### Income

#### Income-to-Rent Ratio

Result	Total Monthly Income of Applicant(s)
Criteria met	At least 2.75 times monthly rent
Criteria met with increased security deposit	At least 2.25 times but less than 2.75 times monthly rent
Criteria not met	Less than 2.25 times monthly rent

### Credit History

No Credit File/Score    Criteria met with increased security deposit

#### Credit Score

Result	Score
Criteria met	675 or higher
Criteria met with increased security deposit	625 - 674
Criteria not met	624 or lower

#### Bankruptcies

Result	Bankruptcies
Criteria not met	Any open bankruptcies
Criteria met with increased security deposit	Any discharged bankruptcies within the last 7 years

#### Accounts in Collection

Result	Accounts in Collections
Criteria met with increased security deposit	5 or more accounts in collections

Calculation Excludes Accounts less than \$5,000.00

Medical Accounts

Student Accounts

## Rental History

### Landlord-Tenant Disputes (Judgments for Landlord)

Result	Landlord-Tenant Disputes
Criteria not met	Judgments in favor of landlord within the last 7 years

## Criminal History

### Felonies

Result	Crimes
Criteria not met	Any drug trafficking/manufacturing within the last 7 years
Criteria not met	Any marijuana trafficking/manufacturing within the last 7 years
Criteria not met	Any other crimes against persons within the last 7 years
Criteria not met	Any other crimes against property within the last 7 years
Criteria not met	Any sexual offenses within the last 7 years
Criteria not met	Any violent offenses within the last 7 years
Manual review required	Any weapon offenses within the last 7 years

### Misdemeanors

Result	Crimes
Criteria not met	Any drug trafficking/manufacturing within the last 7 years
Criteria not met	Any marijuana trafficking/manufacturing within the last 7 years
Criteria not met	Any other crimes against persons within the last 7 years
Criteria not met	Any other crimes against property within the last 7 years
Criteria not met	Any sexual offenses within the last 7 years
Criteria not met	Any violent offenses within the last 7 years
Manual review required	Any weapon offenses within the last 7 years

## Registries

Result	Registry
Criteria not met	Listed on sex offender registry

Result	Registry
Criteria not met	Found in OFAC/terrorist database records

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

Valid photo identification will be required of all applicants.

**Other Resources:**

[cityoftacoma.org/rentalhousingcode](http://cityoftacoma.org/rentalhousingcode)

<https://www.sos.wa.gov/elections/register.aspx>