



2012-2013 Rental Criteria

Rental History: No minimum length of history is required for an approval. Poor landlord references are ground for denial.

Credit History: Credit history must be characterized as “good” from the credit agency. Derogatory credit history of \$10,000+ will be denied. If a bankruptcy has been filed, the bankruptcy must be discharged for at least one year with no derogatory credit history subsequently reported. If bankruptcy has not been discharged, the application will be denied.

NOTE: Lack of credit history will not be held against an applicant.

Employment: Employment verification is not required for approval of application. You must be a registered and matriculated student at Seattle University.

Income: Verification of income will be required for approval of your application. Income must be at least three times the monthly rent. Sources can include income from employment, financial aid, scholarships, savings and/or parents. . In lieu of this requirement, a verifiable Statement of Support may be required. In this case, the person signing the SOS will be screened for credit history verification.

Denial of application will result from any of the following:

- ✓ Eviction verified by credit report or confirmed with landlord
- ✓ Rental collection verified on credit report
- ✓ Balance owing to landlord
- ✓ Falsification of rental application
- ✓ Verified name and date of birth match criminal conviction as follows:
 - Murder (1st & 2nd degree)
 - Manslaughter (1st degree)
 - Assault (1st, 2nd & 3rd degree)
 - Robbery (1st & 2nd degree)
 - Theft (1st & 2nd degree)
 - Burglary (1st, 2nd degree, vehicle prowling)
 - Possession with intent to deliver (All counts)
 - Deliver or sale (All counts)
 - Rape (All counts)
 - Rape of a child (All counts)
 - Child molestation (All counts)
 - Kidnapping (All counts)
 - Arson (1st & 2nd degree, reckless burning)
 - Malicious mischief (1st degree)

A CRIMINAL RECORD SEARCH WILL BE PERFORMED FOR FELONY AND MISDEMEANOR OFFENSES. ALL FELONY AND MISDEMEANOR OFFENSES MUST BE DISCLOSED ON RENTAL APPLICATION

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