

# Qualification Criteria Standards ~ HUD Housing

**Rental History:** 12 months valid, verifiable rental history.  
*Valid means a written lease or month to month agreement or verifiable agency housing.  
If applicant does not have verifiable rental history then 2 references from individuals that are not family or friends may be acceptable.*

**Credit History:** Favorable credit history is not required for qualification of residency.  
*Lack of established credit history will be considered as positive credit history.  
Balances owed to landlord(s):  
Balance owing for NON financial reasons is grounds for denial, regardless of the amount owing to the landlord.  
Balance owing to a landlord for financial reasons (only) that is less than \$1000 may qualify for an approval.  
Balance owing to a landlord for financial reasons (only) that is more than \$1000 will result in denial, unless the account is in active repayment status (proof of active repayment will be required).*

**Employment:** No minimum requirements.

**Income:** No minimum requirements.

**Social Security:** At least one member of the applicant household must have a valid, verifiable social security number and/or valid, verifiable work visa, alien registration receipt card, temporary resident card, employment authorization card number or other identification verifying eligibility to reside in the United States.  
*Falsification or lack of verification of any of these forms of identification will result in denial.*

## **GROUNDINGS FOR DENIAL WILL RESULT FROM THE FOLLOWING:**

Verification that the household does not meet the eligibility requirements of the HUD program or any other applicable affordable housing programs  
Eviction from federally subsidized housing  
Balance owing for NON financial reasons is grounds for denial, regardless of the amount of balance owing to the landlord.  
Balance owing to a landlord for financial reasons that is more than \$1000 will result in denial, unless the account is in active repayment status (proof of active repayment will be required).  
Any open (non-discharged) bankruptcies  
3 or more documented noise complaints within a 12 month rental period and/or damages to a rental unit  
Verification from a former landlord of failure to cooperate with applicable re-certification procedures  
Verification from a former landlord of termination of assistance as a result of fraud  
Failure to sign and submit HUD required verification forms, e.g. HUD9887, HUD9887A, Section 214  
Unverifiable social security number, lack of proof of legal residency in United States of at least one household member, or falsification of either  
Falsification of rental application or Rental Eligibility Application (including non-disclosure of criminal records)

We do not automatically deny applicants based on criminal history. Rather, criminal history is considered based on the nature of the offense and time passed since the date of final disposition (e.g. applicant was released from prison, probation or parole). We limit consideration to those convictions, the dates of final disposition of which pre-date the report by no more than seven years. Note that convictions (**and pending cases**) for the following offenses may result in denial:

Murder (1 <sup>st</sup> and 2 <sup>nd</sup> degree)	Kidnapping (All counts)
Manslaughter (1 <sup>st</sup> degree)	Theft (1 <sup>st</sup> & 2 <sup>nd</sup> degree)
Assault 1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> degree)	Burglary (1 <sup>st</sup> , 2 <sup>nd</sup> degree & vehicle prowling 1 <sup>st</sup> degree & Residential)
Robbery (1 <sup>st</sup> & 2 <sup>nd</sup> degree)	Malicious Mischief (1 <sup>st</sup> degree)
Rape (All counts)	Arson (1 <sup>st</sup> , 2 <sup>nd</sup> degree & Reckless Burning 1 <sup>st</sup> degree)
Rape of a child (All counts)	Possession with intent to Deliver illegal substance(s) (All counts)
Child molestation (All counts)	Delivery or Sale of illegal substance(s) (All counts)
Terror Related Activity	Outstanding criminal warrant for an offense that may result in a denial

Criminal conviction which results in a registered sex offender requirement and/or any current sex offender registry requirement.

## **OCCUPANCY CRITERIA**

Studio	- 3 Occupants	1 Bedroom Unit	- 3 Occupants		
2 Bedroom Unit	- 5 Occupants	3 Bedroom Unit	- 7 Occupants	4 Bedroom Unit	- 9 Occupants

\*If a household is approved for occupancy based on their screening report but than later found to be ineligible for the property's affordable housing program(s), the finding of ineligibility will constitute a reversal of the screening approval.



Consider this statement as notification that we accept a comprehensive reusable tenant screening report, as defined by RCW 59.18.257, like MyScreeningReport.com