

Rental Research News

Rental Research Inc. July 2007

As a Landlord, in the State of Washington, it is important for you to know the laws concerning tenant screening. Please notice paragraph 2 which requires written notification to the tenant (signed RRI application) of the screening process. This is the reason that RRI(a Washington based corporation) requires a signed application before processing. Other states may have specific laws concerning tenant screening.

RCW 59.18.257

(Revised Code of Washington)

Screening of Tenants

Costs — Notice to tenant — Violation.

(1) If a landlord uses a tenant screening service, then the landlord may only charge for the costs incurred for using the tenant screening service under this section. If a landlord conducts his or her own screening of tenants, then the landlord may charge his or her actual costs in obtaining the background information, but the amount 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.

(2) A landlord may not charge a prospective tenant for the cost of obtaining background information under this section unless the landlord first notifies the prospective tenant in writing of what a tenant screening entails, the prospective tenant's rights to dispute the accuracy of information provided by the tenant screening service or provided by the entities listed on the tenant application who will be contacted for information concerning the tenant, and the name and address of the tenant screening service used by the landlord.

(3) Nothing in this section requires a landlord to disclose information to a prospective tenant that was obtained from a tenant screening service or from entities listed on the tenant application which is not required under the federal fair credit reporting act, 15 U.S.C. Sec. 1681 et seq.

(4) Any landlord who violates this section may be liable to the prospective tenant for an amount not to exceed one hundred dollars. The prevailing party may also recover court costs and reasonable attorneys' fees.

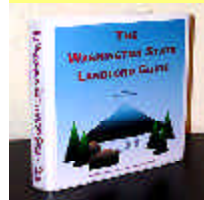
Our New Office Hours

M - F 9:00 AM to 5:00 PM

Sat 10:00 AM to 2:00 PM

The New Letter Size Application forms are now available. Call (800-694-4936) or email us: research@researchinc.net and we will send you some.

Anyone who refers a new User will get a "Goody" (usually a Gift Credit Card to Home Depot or Lowe's) and their name will be put into a drawing to maybe win a Multi Funtion Printer or scanner Make sure your referral tells us your name. We have added a "referred by" space on the internet "New User" form.



Everything you need to succeed as a landlord (except courage). Chapter 9, Building Wealth, to be released soon. \$49.95

Hit Counter

For the period 6/11/07 through 7/13/07 we had 54 Criminal matches and 67 Eviction (UD) name matches!