

SNOHOMISH COUNTY PROSECUTOR'S OFFICE INVESTIGATIVE CHECKLIST

THEFT OF LEASED OR RENTED PROPERTY

RCW 9A.56.096

ELEMENTS

1. The suspect rented or leased property (but not land or buildings) which had a replacement value of at least \$750 (Class C felony) / at least \$5000 (Class B felony);

AND

2. did so by wrongfully obtaining or exerting unauthorized control over the property;
OR
did so by color or aid of deception;

AND

3. intended to deprive the owner or owner's agent of the property.

SPECIFIC REQUIREMENTS

- [] 1. Written statement from rental company regarding circumstances of rental; specify what items retained beyond agreement; fact that suspect had no permission to keep those items beyond the agreed time period; time they last saw suspect; replacement value of items retained beyond agreement, and how suspect identified. If property has been recovered, include how rental company identified property as belonging to it.
- [] 2. If possible, show photo montage with suspect's photo to rental company employee(s) who may be able to identify the suspect.
- [] 3. Obtain rental contract and all notes from rental file which document rental company's efforts to contact suspect including letters, U.S. certified mail or registered mail receipts, and phone calls to suspect, as well as any responses by suspect. Identify custodian of business records, including person's name and address, who can testify and authenticate all the business records.
- [] 4. If stolen object(s) recovered, provide property recovery report, even if report is from another agency.
- [] 5. Suspect's statement, if possible, should include whether suspect intended to return the rental property, whether suspect received a written demand for the return of the property, whether the suspect attempted to make arrangements to return the property within 72 hours after receipt of the demand, the suspect's explanation for failing to provide current contact information to rental company, and the suspect's reason for failing to timely return the property.
- [] 6. Document any evidence that the suspect gave a false name, incorrect address or other false pertinent information to the rental company.
- [] 7. Photograph stolen objects at location where found, if possible. Photograph recovered property before returning property to rental company.

