


RENTAL APPLICATION to be completed by each ADULT APPLICANT

Verified Driver's License or State I.D. <input type="checkbox"/> Yes <input type="checkbox"/> No		FULL REPORT <input type="checkbox"/>		CREDIT PLUS <input type="checkbox"/>		FAST FACTS <input type="checkbox"/>		 EQUAL HOUSING OPPORTUNITY
<input type="checkbox"/> Co-Signer		<input type="checkbox"/> W/ Current Tenant		Application Received: _____				
MANAGEMENT COMPANY			COMMUNITY NAME			CONTACT		
MOVE-IN DATE	UNIT #	MONTHLY RENT \$	LEASE TYPE DESIRED		TELEPHONE			
APPLICANT INFORMATION								
LAST NAME		FIRST	MIDDLE	DOB	SOCIAL SECURITY #		DRIVER'S LIC. #	
ROOMMATE(S) NAME(S)					EMAIL			
CURRENT RESIDENCE								
STREET ADDRESS			APT #	CITY	STATE	ZIP		
HAVE YOU GIVEN LEGAL NOTICE TO VACATE? YES <input type="checkbox"/> NO <input type="checkbox"/>		RENT <input type="checkbox"/> OWN <input type="checkbox"/>	MOVE-IN DATE		MONTHLY RENT \$	TELEPHONE		
			MOVE-OUT DATE:					
LANDLORD/MTG. COMPANY		CITY	STATE	ZIP	LANDLORD DAY PHONE		LANDLORD EVENING PHONE	
REASON FOR VACATING:			LIST ALL ROOMMATES:					
PREVIOUS RESIDENCE								
STREET ADDRESS			APT #	CITY	STATE	ZIP		
DID YOU GIVE LEGAL NOTICE TO VACATE? YES <input type="checkbox"/> NO <input type="checkbox"/>		RENT <input type="checkbox"/> OWN <input type="checkbox"/>	MOVE-IN DATE		MONTHLY RENT \$	TELEPHONE		
			MOVE-OUT DATE:					
LANDLORD/MTG. COMPANY		CITY	STATE	ZIP	LANDLORD DAY PHONE		LANDLORD EVENING PHONE	
REASON FOR VACATING:			LIST ALL ROOMMATES:					
EMPLOYMENT / INCOME								
CURRENT EMPLOYER		POSITION	TELEPHONE		SUPERVISOR'S NAME	SALARY / MONTH	DATE OF HIRE	
PREVIOUS EMPLOYER		POSITION	TELEPHONE		SUPERVISOR'S NAME	SALARY / MONTH	FROM: TO:	
ADDITIONAL SOURCES OF MONTHLY INCOME (List all income to be included for qualification): \$ _____ / Month					SOURCE:		TELEPHONE	
BANK NAME		BRANCH	TELEPHONE		CHECKING ACCT #	SAVINGS ACCT #		
EMERGENCY CONTACT								
NAME		RELATIONSHIP	ADDRESS			TELEPHONE		

ADDITIONAL INFORMATION

LIST ALL VEHICLES TO BE PARKED ON SITE						OTHER OCCUPANTS	
MAKE	MODEL	YEAR	COLOR	LICENSE#	STATE	OCCUPANT NAME	
						D.O.B.	

HAVE YOU ESTABLISHED RETAIL CREDIT? YES NO

TYPE AND SIZE OF PETS: _____

WILL YOU BE MOVING IN ANY OF THE FOLLOWING ITEMS?
 WATERBED AQUARIUM MUSICAL INSTRUMENT

DO YOU HAVE RENTERS INSURANCE? YES NO
 Carrier: _____ Policy #: _____

IF YES, PROVIDE DATE(S) AND LOCATION(S):
 HAVE YOU EVER BEEN EVICTED? YES NO

HAVE YOU OR ANY PERSON WHO WILL OCCUPY THE UNIT EVER BEEN CONVICTED, PLEAD GUILTY, NO-CONTEST OR HAVE CURRENT PENDING CHARGES TO ANY FELONY OF MISDEMEANOR?
 YES NO DESCRIBE OFFENSE: _____ DATE OF OFFENSE: _____

ARE YOU OR ANY PERSON WHO WILL OCCUPY THE UNIT A REGISTERED SEX OFFENDER?
 YES NO IF YES, DATE AND LOCATION OF REGISTRATION: _____

THE FOLLOWING INFORMATION IS SUBJECT TO CHANGE PRIOR TO EXECUTION OF THE RENTAL AGREEMENT

RENT	DEPOSITS	FEES
<small>THE FOLLOWING ARE MAXIMUM AMOUNTS. THE ACTUAL AMOUNT CHARGED WILL DEPEND ON UNIT SIZE, SCREENING RESULTS, AND OTHER FACTORS.</small> UNIT RENT \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____	SECURITY DEPOSIT MINIMUM \$ _____ SECURITY DEPOSIT MAXIMUM \$ _____ <small>(DEPENDS ON SCREENING RESULTS AND UNIT SIZE)</small> PET \$ _____ GARAGE / STORAGE \$ _____ OTHER _____ \$ _____ OTHER _____ \$ _____ OTHER _____ \$ _____ APPLICANT'S INITIALS _____ APPLICANT SCREENING CHARGE \$ _____	LATE RENT PAYMENT FEE \$ _____ LEASE BREAK FEE \$ _____ <small>(NOT TO EXCEED 1.5 X RENT)</small> N.R.S. CHECK FEE OF \$25 + BANK CHARGES SMOKE ALARM / CARBON MONOXIDE ALARM TAMPERING FEE \$ _____ LOST KEY, ACCESS CARD FEE \$ _____ NON-COMPLIANCE FEE* 1. LATE PAYMENT OF UTILITY \$ _____ 2. FAILURE TO CLEAN PET WASTE \$ _____ 3. FAILURE TO CLEAN GARBAGE/RUBBISH \$ _____ 4. PARKING VIOLATIONS \$ _____ OR IMPROPER USE OF VEHICLES \$ _____ <small>* NOT TO EXCEED \$50 PER NON-COMPLIANCE</small>

GOOD FAITH ESTIMATE
 Approximate number of units currently available, or which will in the foreseeable future be available, of the size and in the area requested by applicant: _____ unit(s).
 Approximate number of applications previously accepted and currently under consideration for those units: _____ application(s).
 If the blanks above are not filled in, then there is at least one unit available and there are no applications ahead of yours currently under consideration.

I certify that the above information is correct and complete and hereby authorize you to do a credit check and make any inquiries you feel necessary to evaluate my tenancy and credit standing. I understand that giving incomplete or false information is grounds for rejection of this application. If any information supplied on this application is later found to be false, this is grounds for termination of tenancy. Owner/Agent has charged a screening charge as set forth above. Applicant screening entails the checking of the applicant's credit, rental history, employment history, public records and other criteria for residency. The applicant has the right to dispute the accuracy of any information provided to the owner/agent by the screening service or credit reporting agency. Applicant's copy of this signed application and / or email verification shall be the receipt for the screening charge. The screening service is Pacific Screening Inc., P.O. Box 25582, Portland, OR 97298 (503) 297-1941. If the applicant is approved, applicants will have _____ hours from the time of notification to either execute a rental agreement and make all deposits required thereunder or make a deposit to execute a rental agreement which will provide for the forfeiture of the deposit if applicants fail to execute the rental agreement. If applicants fail to timely take the steps required above, they will be deemed to have refused the unit and the next application for the unit will be processed. Owner / Agent shall have no liability to applicant until such time as a rental agreement is signed by both parties. Applicant acknowledges receipt of a copy of the Criteria for Residency. The information contained in this application is true and complete.

Signed _____ (Applicant) Dated _____
 Signed _____ (Agent for Owner) Dated _____

Gateway Village and Vista Pointe Standard Rental Criteria

Application Process:

- 1) Complete application and sign criteria sheet
- 2) Pay by check or money order \$40 per adult application fee
- 3) Pay \$100 refundable** holding fee
- 4) Allow 3-5 days for approval

** \$100 deposit is paid as earnest money to hold the unit and take it off the market for screening. If you are not approved, it is refunded. If you cancel your application prior to mutual acceptance or absent mutual acceptance, within 24 hours of notification of application approval it is refunded. Once you are approved and accept the unit the money is applied to security.

MONEY ORDERS MUST BE BLANK IN ORDER TO CASH THEM BACK IN IF IT IS REFUNDED. DO NOT WRITE ON THEM. Two (2) separate checks or money orders are required.

Once approved, you are restricted to the number of occupants in the unit cannot exceed 2 people per bedroom plus one extra. Only those persons listed on the rental agreement may reside and unauthorized occupants may result in eviction.

Roommates: Management reserves the right to approve or deny occupancy to all parties if one or more applicants do not qualify.

Pets: Cats allowed, max of 2. No dogs allowed. Other animals considered on a case-by-case basis. Requests for reasonable accommodation and service animals will be considered and will require release of medical information and verification of disability by licensed professional. Such verification does not constitute automatic accommodation, some restrictions apply.

Income/Employment Requirements:

The combined income of the adult applicants must total at least 3 times the rent. Income must be from job of at least 6 months with same employer or same field of work. Income must be verifiable (verifiable by information released by employer or other documented proof of income). Pay stubs or tax info may be required.

Rental History Requirements:

All applicants must have 12 months minimum of verifiable rental history with a non-related landlord. Verifiable rental history is considered a written lease or month to month agreement where documentable rent was paid.

Credit Requirements & Civil Records Reports:

All applicants must have at least 4 credit accounts, at least one year old, in good standing. Credit report should not contain accounts in collection, charge-offs, or bankruptcy. Derogatory credit references must not exceed \$100. Civil records search must be clear of evictions or debts owed to other property management companies, and must not contain criminal convictions. (See "exceptions")

Exceptions:

Approval is at the discretion of property management. If you do not meet the above criteria, a co-signer or higher deposit *may* be used. A co-signer must meet all the above criteria with the exception of income, whereby the co-signer must make 4 times the rent amount. Mortgage history in good standing on a credit report may replace rental history requirement. If a co-signer is requested by management, and the co-signer qualifies, it **does not** constitute an automatic approval. The totality of the applicants screening and the overall risk of the applicant shall be weighed, as it is presumed that co-signer will not be the actual tenant. If additional deposit is required it shall be paid in full at the time of move in and cannot be split into payments. Additional deposits can be charged at the discretion of management and can be as much as a full months rent.

Criminal Records: In case of all criminal records, the totality of the circumstances, and the age and type of offense will be evaluated by management. Management has the right to deny for any criminal records not disclosed on the application, or any crime that involves drug, violence, or unlawful sexual activity. Management may ask for details or documents pertaining to the crime, and use discretion to determine worthiness for approval.

Automatic Denials:

Management reserves the right to deny any applicant, and refuse co-signers or increased deposits, for any or all of the following:

- Derogatory rental references containing damages to rentals or money owed to other management,
- false information provided on the application,
- criminal records of a violent or predatory nature, or of significant theft or fraud,
- Applicant has no valid social security number or proof of citizenship or visa
- Failure to meet all the above requirements and inability to secure qualified co-signer.

I understand the rental criteria and agree to these terms. I understand that management has the discretion to approve or deny me based on the totality of my application and information gathered during screening, in accordance with applicable law. Management is not required to disclose information provided by previous landlords other than it was a positive or negative reference.

Applicant's Signature: _____ Date: _____

SEE REVERSE SIDE FOR DISCLOSURE OF FEES and DEPOSITS

Gateway Village and Vista Point Fee and Deposit Disclosure

Pre-Move In:

Application Fee:.....\$40 (each adult)
Reservation Deposit.....\$100 (applied toward security at move in)

At Move In:

Remaining Security.....\$200 (standard on approved credit)
Pet Deposit (when applicable).....\$400
Rent.....to be determined in writing at time of application

During Tenancy:

Late Fee.....\$75
NSF Fee.....\$50 (\$25 bank's charge + \$25 in-house reprocessing)
Non-Compliance Fee.....\$50 (late payment of utilities, failure to clean up waste, parking violations, and improper use of vehicles on premises)
Additional Applications...\$40 each adult adding on to lease
Smoke Alarm Tamper:....\$250

*Operational expenses incurred by tenant action, such as fees charged to management for filing civil actions, legal notices, vendor invoices, etc will be billed at cost to resident with a copy attached.

After Tenancy:

Lease Break Fee (if applicable)....\$1.5x stated rent
Carpet Clean Fee.....Varies by size of unit, average \$70. (may be deducted from security)

***Charges for cleaning, painting, and damages will be billed at an hourly rate of \$25 per hour within 30 days of vacating, with allowance for reasonable wear and tear.*

Applicant Signature

Date