



# RENTAL APPLICATION



Complete Application Received * Date _____ Time _____	<b>MUST BE COMPLETED BY EACH ADULT APPLICANT</b>	*INCOMPLETE APPLICATIONS, OMISSION OF APPLICATION FEE, MISSING OR FALSE INFORMATION WILL RESULT IN A DENIAL. PLEASE READ RENTAL CRITERIA BEFORE YOU APPLY.
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(Applicant)

Applicants Name:		Phone (h)	(w)	(c)
Street Address:		City:	State:	Zip:
Date of Birth:    /    /	Drivers License #	State	Email:	
Soc. Sec. #	Current Landlord:	Phone:	Have you given notice?	
Currently: <input type="checkbox"/> Rent	<input type="checkbox"/> Own	<input type="checkbox"/> On Rental Agreement	Dates of Residency:	
Cities, Countries & States you have lived in the past 7 years:				
Do you have a Section 8 voucher? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, what is the dollar amount?				
(If section 8) Caseworkers Name		Phone:	<i>(send voucher with application)</i>	
Have you ever been evicted of a felony? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, when?				
Have you or any person who will be occupying the unit <b>ever</b> been convicted, pled guilty or no-contest to any crime?				

(Employment)

Current Employer:	Phone:	Years/Months:
Street Address:	City:	State: Zip:
Position:	Supervisor:	
Monthly Gross Income \$	Other income \$	Specify:
How did you hear about us? <input type="checkbox"/> Drive By/Signs <input type="checkbox"/> Craigslist <input type="checkbox"/> Trulia <input type="checkbox"/> 21st Century Website		
<input type="checkbox"/> Zillow <input type="checkbox"/> Hot Pads <input type="checkbox"/> Flyer <input type="checkbox"/> Other _____		
Why are you leaving your current residence?		
Do you intend to have pets? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, Number & Type		How many Automobiles?

<b>Emergency Contact</b> Name	Address	Phone
<b>Emergency Contact</b> Name	Address	Phone

The undersigned authorize 21st Century Property Management, Inc. or any screening service to contact my present and previous landlords, my credit references and employers (as listed above) and any credit reporting agency. It is understood and agreed that the sum paid at the time of application will be used for the cost of application screening and is non-refundable. Applicant screening entails the checking of your credit, income and other criteria for residency. As part of the application process, Landlord may obtain an investigative Consumer Report which may include information on your character, general reputation, personal characteristics and mode of living. You have a right to request a written summary of your rights under the Federal Fair Credit Act as well as a complete and accurate disclosure of the nature and scope of the investigation requested. The request should be made to the Landlord or the credit reporting firm listed on the Criteria for Residency. You have the right to dispute the accuracy of any information provided to the landlord by the screening service or credit reporting agency. The name and address of the screening company can be obtained from either the criteria for residency form or the manger. Applicant's copy of this application shall be the receipt for the screening fee. **If this application is approved, applicants will have 72 hours from the time of notification to execute a Rental Agreement and to pay the amount due in certified funds.** If applicants fails to execute a rental agreement and provide the amount due within that time, they will be deemed to have refused the unit and the next application for the unit will be processed. Landlord shall have no liability to applicant until such time as a rental agreement is signed by both parties. I/we 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 will be grounds for termination of tenancy. Applicant acknowledges receipts of a copy of the Criteria for Residency. The information contained in this application is true and complete.

Applicant x _____ Date _____	Receipt cash <input type="checkbox"/> m/o <input type="checkbox"/> ACH <input type="checkbox"/>
	Screening charges \$ _____

(Manager)

Manager
House _____ Unit # _____ Monthly Rent \$ _____ Dep. Amount \$ _____ Move in Date _____
If being added as a roommate, current resident's name: _____
Applicant(s) Notified Date & Time: ____ / ____ / ____ @ _____
Approved <input type="checkbox"/> Denied <input type="checkbox"/> Lost <input type="checkbox"/> Additional Requirements: _____



Thank you for applying to live within one of our communities. 21<sup>st</sup> Century Property Management is an Equal Housing Opportunity provider and seeks to process all applicants in a fair and consistent manner.

**BE ADVISED**

- Incomplete, inaccurate or falsified information will be grounds for a “declined” response regarding your rental application or termination of your tenancy if discovered after the tenancy commences.
- Any applicant that is currently an illegal drug user, addicted to a controlled substance or has been convicted in any court of competent jurisdiction of the illegal manufacturing or distribution of a controlled substance shall be declined.
- Any individual whose tenancy may constitute a direct threat to the health or safety of an individual, or whose tenancy would result in physical damage to the property of others will be declined.

**OCCUPANCY POLICY**

- Occupancy is based on the number of bedrooms in a unit. 2 persons are allowed per bedroom plus 1 additional occupant.

**APPLICATION PROCESS**

- Complete the application entirely and pay your non-refundable screening fee of \$40.00 per adult. Applications take approximately two days to process—longer if the application is incomplete or if information provided is difficult to verify.

**GENERAL REQUIREMENTS**

- Applicants must be at least 18 years of age, married, emancipated (in Oregon) under the age of 18 and (a and/or b):
  - a) pregnant and expecting the birth of a child who will live in the primary applicant’s physical custody.
  - b) the parent of a child or children living in the physical custody of the person.

To initiate the application process, picture identification is required. Acceptable forms of picture identification include: a valid state-issued driver’s license, state issued identification card or a passport. Information for such identification will be required to appear on the application and will be used to complete the screening process.

**SCREENING CRITERIA**

- **IDENTITY VERIFICATION:** Government issued photo identification (valid state-issued driver’s license) will need to be presented by all applicants and co-signers

- **CONSENT TO VERIFY CREDIT AND CRIMINAL BACKGROUND**

All applicants and co-signers must agree to the following by executing a rental application form:

I hereby consent to allow **21st Century Property Management, Inc.** through its designated agent and its employees, to obtain and verify my credit information (including a criminal background search) for the purpose of determining whether or not to lease an apartment or house to me. I understand that should I lease an apartment or house, **21st Century Property Management, Inc.** and its agent shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.

- **SCORING OF YOUR CONSUMER CREDIT REPORT**

**21st Century Property Management, Inc.** uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Any applicant with a credit score of 600 or less will be required to pay a last month’s rent, and/or pay a higher deposit, or provide a co-signer. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill-payment history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to product how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations. If you would like information regarding how to improve your credit score, please let us know, and we will provide you with more detailed information regarding this process. Based upon your credit score, your application is accepted or rejected with conditions, you will be given the name, address and telephone number of the consumer reporting agencies which provided your consumer information to us. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

- **CRIMINAL BACKGROUND SEARCH**

If your application is accepted or accepted with conditions, we will conduct a criminal background search. It is our policy **not** to lease to applicants who have the following: a conviction for any felony at any time, two or more Class A/Misdemeanors within a five year time frame, or two or more Class B/C Misdemeanors within three years. If the criminal background search reveals past criminal behavior which is contrary to your lease application, our acceptance of your lease application will be withdrawn.

- **INCOME VERIFICATION**

We will require verification of income, such as paycheck stub. If we are unable to verify your income or your income is contrary to your lease application, our acceptance of your lease application will be withdrawn.

- **CO-SIGNER OPTION**

If an applicant is declined, or there is reason to believe that it will be declined due to a lack of credit or income, applicant may have the option of submitting a co-signer application. With a qualified co-signer, their application could then be accepted.