

PROPERTY NAME / NUMBER _____
UNIT NUMBER _____ ADDRESS _____
DATE UNIT WANTED _____ UNIT RENT \$ _____ SCREENING CHARGE \$ **35.00**
OWNER / AGENT **David Nase Property Management** PHONE **(503) 645-4701**
STREET ADDRESS **1225 NW Murray Blvd., Suite 212, Portland, OR 97229**
SMOKING POLICY: ☐ SMOKING ALLOWED - ENTIRE PREMISES ☐ SMOKING PROHIBITED - ENTIRE PREMISES
☒ SMOKING ALLOWED IN LIMITED AREAS (ASK MANAGEMENT FOR DETAILS)

APPLICANT

APPLICANT FULL LEGAL NAME _____ **EMAIL** _____
PREVIOUS NAMES, ALIASES OR NICKNAMES USED _____
DATE OF BIRTH _____ **SOC. SECURITY #** _____ **APPLICANT PHONE ()** _____
GOVERNMENT ISSUED PHOTO I.D. TYPE _____ **#** _____ **/ STATE** _____ **EXP. DATE** _____
CURRENT STREET ADDRESS _____
CITY _____ **STATE** _____ **ZIP** _____ **DATE YOU MOVED IN** _____
CURRENT LANDLORD NAME _____ **LANDLORD PHONE ()** _____
STREET ADDRESS (OR APARTMENT NAME) _____
CITY _____ **STATE** _____ **ZIP** _____

APPLICANT FORMER STREET ADDRESS _____
CITY _____ **STATE** _____ **ZIP** _____ **FROM** _____ **TO** _____
FORMER LANDLORD NAME _____ **LANDLORD PHONE ()** _____
STREET ADDRESS (OR APARTMENT NAME) _____
CITY _____ **STATE** _____ **ZIP** _____
OTHER STATES AND COUNTIES YOU HAVE LIVED IN DURING THE PAST 5 YEARS _____

CURRENT EMPLOYER _____ **PHONE ()** _____
STREET ADDRESS _____
CITY _____ **STATE** _____ **ZIP** _____
POSITION _____ **HOW LONG? (DATE HIRED)** _____
GROSS MONTHLY INCOME \$ _____
OTHER MONTHLY INCOME: SOURCE _____ **\$** _____ **/ SOURCE** _____ **\$** _____
ARE YOU SELF-EMPLOYED? ☐ YES ☐ NO
☐ **PREVIOUS** ☐ **ADDITIONAL EMPLOYER** _____ **PHONE ()** _____
STREET ADDRESS _____
CITY _____ **STATE** _____ **ZIP** _____
POSITION _____ **HOW LONG?** _____
IF ADDITIONAL EMPLOYER, GROSS MONTHLY INCOME \$ _____

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

THE FOLLOWING ARE MAXIMUM AMOUNTS. THE ACTUAL AMOUNT CHARGED WILL DEPEND ON UNIT SIZE, SCREENING RESULTS, AND OTHER FACTORS.

RENT
MAXIMUM POTENTIAL RENT \$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

DEPOSITS

SECURITY DEP. MINIMUM \$ _____
SECURITY DEP. MAXIMUM \$ _____
(DEPENDS ON SCREENING RESULTS AND UNIT SIZE)
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

INSURANCE

☐ IF CHECKED, RENTER'S INSURANCE WILL BE REQUIRED.
☐ IF CHECKED, RENTER'S INSURANCE WILL BE REQUIRED IF _____
MINIMUM INSURANCE AMOUNT: \$ _____
(\$100,000 IF LEFT BLANK)
(NO INSURANCE WILL BE REQUIRED IF: A) THE HOUSEHOLD INCOME OF ALL OF THE TENANTS IN THE UNIT IS EQUAL TO OR LESS THAN 50 PERCENT OF THE AREA MEDIAN INCOME, ADJUSTED FOR FAMILY SIZE AS MEASURED UP TO A FIVE-PERSON FAMILY; OR B) IF THE DWELLING UNIT HAS BEEN SUBSIDIZED WITH PUBLIC FUNDS, NOT INCLUDING HOUSING CHOICE VOUCHERS.)

OTHER OCCUPANTS	NAME	DATE OF BIRTH	VEHICLES	MAKE	MODEL	COLOR	STATE	LICENSE PLATE #	

OTHER

ANIMALS (SUBJECT TO APPROVAL BY MANAGEMENT): How many animals will be residing in this unit? _____

TYPE _____ BREED _____ AGE _____ WEIGHT _____

TYPE _____ BREED _____ AGE _____ WEIGHT _____

DO YOU INTEND TO USE: ☐ WATERBED ☐ AQUARIUM ☐ MUSICAL INSTRUMENT _____

DO YOU HAVE RENTER'S INSURANCE? ☐ YES ☐ NO

BANK(S) _____

EMERGENCY CONTACT _____ PHONE (_____) _____

ADDRESS _____

CONTACT IN CASE OF DEATH _____ PHONE (_____) _____

ADDRESS _____

HAVE YOU EVER BEEN EVICTED, OR ARE YOU CURRENTLY IN THE EVICTION PROCESS? ☐ YES ☐ NO IF YES, DATE _____

HAVE YOU EVER FILED FOR BANKRUPTCY, OR ARE YOU CURRENTLY IN THE BANKRUPTCY PROCESS? ☐ YES ☐ NO IF YES, DATE _____

HAVE YOU EVER HAD A HOME FORECLOSED ON, OR ARE YOU CURRENTLY IN THE FORECLOSURE PROCESS? ☐ YES ☐ NO IF YES, DATE _____

HAVE YOU OR ANY OTHER PERSON WHO WILL BE OCCUPYING THE UNIT EVER BEEN CONVICTED OF, OR PLED GUILTY OR NO CONTEST TO, ANY FELONY OR MISDEMEANOR? ☐ YES ☐ NO IF YES, WHO _____ WHERE _____ WHEN _____

WHAT _____

WHY ARE YOU VACATING YOUR PRESENT PLACE OF RESIDENCE? _____

HAVE YOU GIVEN LEGAL NOTICE WHERE YOU NOW LIVE? ☐ YES ☐ NO

HOW DID YOU HEAR ABOUT OUR PROPERTY? _____

SCREENING

Owner/Agent has charged a screening charge as set forth above. Owner/Agent may obtain a consumer credit report and/or an Investigative Consumer Report which may include the checking of the applicant's credit, income, employment, rental history, and criminal court records and may include information as to his/her character, general reputation, personal characteristics, and mode of living. You have the right to request additional disclosures provided under Section 606 (b) of the Fair Credit Reporting Act, and a written summary of your rights pursuant to Section 609(c). You have the right to dispute the accuracy of the information provided to the Owner/Agent by the screening company or the credit reporting agency as well as complete and accurate disclosure of the nature and scope of the investigation.

SCREENING COMPANY OR CREDIT REPORTING AGENCY

COMPANY NAME Experian PHONE (888) 397-3742

ADDRESS PO Box 949, Allen, TX 75002

EMAIL _____

If the application is approved, applicant will have 24 hours from the time of notification to either, at Owner/Agent's option, execute a rental agreement and make all deposits required thereunder or make a deposit to hold the unit and execute an agreement to execute a rental agreement which will provide for the forfeiture of the deposit if applicant fails to occupy the unit. If applicant fails to timely take the steps required above, he/she will be deemed to have refused the unit and the next application for the unit will be processed.

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: 1 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.

SIGNATURE

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. I understand that if any information supplied on this application is later found to be false, this is grounds for termination of tenancy. I have received and read the Owner/Agent's rental criteria.

APPLICANT X _____ DATE _____ ☐ PHOTO I.D. VERIFIED BY _____ (INITIALS)

OWNER/AGENT X _____ DATE RECEIVED _____ TIME RECEIVED _____

OWNER/AGENT NOTES _____

David Nase Property Management
STANDARD RENTAL CRITERIA

A. Occupancy Policy

1. Occupancy is based on the number of bedrooms in a unit. A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet space for clothing.
2. Two Persons are allowed per bedroom plus one for the entire house.
3. An exception is made for children under the age of two. Children under two are allowed as an additional occupant of a single bedroom when the child resides with the parent or other adult(s) having legal custody.

B. Application Process

1. Select your rental unit.
2. Complete the application on the designated form. Applications must be completed including valid Social Security number. Provide Picture ID for Positive Identification. Review these criteria carefully.
3. Pay your non-refundable credit/screening fee of \$35.00 per applicant over 18.
4. It is our goal to process applications in 24-48 business hours. If unable to verify rental history, employment, social security number, or driver's license etc. within 48 hours, we reserve the right to deny you and move on to the next applicant. We would allow you to resubmit your application with the missing information for the already paid \$35.00 fee.
5. Once your application has been approved you will be required to pay a \$500 hold deposit within 24 hours of approval. If you choose not to accept the unit, the hold deposit will be kept by the property management company. The hold deposit will be credited towards move in costs, if unit is accepted and a rental agreement is executed.
6. Once the application has been approved, a Rental Agreement must be signed by both parties. You will also be required to pay any conditional deposits or fees at the time you enter into the Rental Agreement. You are encouraged to read the Rental Agreement at the time you enter into the Rental Agreement.

C. Access for Disabled

1. Applicant must obtain landlord's approval before making modifications.
2. Assurance in writing that the work will be performed in a professional manner.
3. Applicant must provide reasonable details regarding the extent of the work to be done.
4. Provide landlord with name of qualified contractor to be used.
5. Appropriate building permits and required license need to be made available for inspection by the landlord.
6. A restoration deposit may be required according to fair housing guidelines.

D. General Requirements

1. A complete and accurate application. A current and previous rental reference with phone numbers. Incomplete Applications will be returned to the applicant.
2. To qualify up to a maximum of two incomes will be combined.
3. Applicants must be able to enter into a legal and binding contract.
4. Upon approval, applicants will be required to pay a minimum security deposit equal to one month's rent with a maximum of two times the rent amount depending on credit/criminal/rental references. The security deposit is refundable.
5. Inaccurate or falsified information will be grounds for denial of the application.
6. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed eviction will result.
7. Any individual, who may constitute a direct threat to the health and/or safety of any individual, the complex, or property of others, will be denied.

E. Income Requirement

1. Monthly income equal to two and a half times the stated monthly rent. (example: \$650.00/Rent, Income: \$1,625.00/Month minimum)
2. A current paycheck stub will be required if we are unable to verify income by phone/fax.
3. Verifiable income will be required for unemployed applicants. (Verifiable income may include, but not limited to Bank Accounts, Alimony/Child Support, Trust Account, Social Security, Unemployment, TANF, Grants/Loans)
4. Self-employed applicants will be required to show proof of income through copies of the previous year's tax returns.
5. If monthly income does not meet two and a half times the stated monthly rent, an additional security deposit equal to a full month's rent, qualified roommate or co-signer may be required.
6. You will be denied if your source of income cannot be verified.

F. Denial Criteria

1. Your credit score is less than 650.
2. You owe any other rental agencies, collections agencies or owners for past tenancies.
3. You have been convicted of a felony within the past 7 years.
4. You have been evicted in the past 5 years.
5. You or anyone in your party has damaged a prior rental unit.
6. Your current or previous rental reference is negative, lacking information or is insufficient.
7. Applicant's demeanor, bearing and treatment of management staff.