

# RENTAL APPLICATION

(To be completed by each ADULT APPLICANT)

|  |   |  |                                       |   |
|--|---|--|---------------------------------------|---|
| Verified Drivers License or State I.D.<br><input type="checkbox"/> Yes <input type="checkbox"/> No | FULL REPORT<br><input type="checkbox"/> | CREDIT PLUS<br><input checked="" type="checkbox"/> | FASTFACTS<br><input type="checkbox"/> |  |
| <input type="checkbox"/> Co-signer <input type="checkbox"/> W/ Current Tenant                      | Time Application Received: _____        |  |                                       |   |

|  |              |                 |                     |             |
|--|--------------|-----------------|---------------------|-------------|
| Management Company<br><b>Beaumont Properties</b> | Complex Name | Contact         | Telephone<br>(    ) |             |
| Move In Date                                     | Unit #       | Monthly Rent \$ | Lease               | Referred by |

## APPLICANT INFORMATION

|                     |       |        |        |                   |                   |
|---------------------|-------|--------|--------|-------------------|-------------------|
| APPLICANT Last Name | First | Middle | D.O.B. | Social Security # | Drivers License # |
| ROOMMATE(S) NAME(S) |       |        |        |                   |                   |

## CURRENT RESIDENCE

|   |       |      |                              |     |                     |               |                 |                              |                                  |
|---|-------|------|------------------------------|-----|---------------------|---------------|-----------------|------------------------------|----------------------------------|
| CURRENT Address   | Apt # | City | State                        | Zip | Rent [ ]<br>Own [ ] | Move in date: | Monthly Rent \$ | Telephone<br>(    )          |                                  |
| LANDLORD/Mortgage Co. Name  |       |      |                              |     | City                | State         | Zip             | Landlord Day Phone<br>(    ) | Landlord Evening Phone<br>(    ) |
| REASON FOR VACATING:  |       |      | List any roommates you have: |     |                     |               |                 |                              |                                  |
| HAVE YOU GIVEN LEGAL NOTICE AT YOUR CURRENT RESIDENCE? Yes [ ] No [ ] |       |      |                              |     |                     |               |                 |                              |                                  |

## PREVIOUS RESIDENCE

|                            |       |      |                             |     |                     |               |                 |                              |                                  |
|----------------------------|-------|------|-----------------------------|-----|---------------------|---------------|-----------------|------------------------------|----------------------------------|
| PREVIOUS Address           | Apt # | City | State                       | Zip | Rent [ ]<br>Own [ ] | Move in date: | Monthly Rent \$ | Telephone<br>(    )          |                                  |
| LANDLORD/Mortgage Co. Name |       |      |                             |     | City                | State         | Zip             | Landlord Day Phone<br>(    ) | Landlord Evening Phone<br>(    ) |
| REASON FOR VACATING:       |       |      | List any roommates you had: |     |                     |               |                 |                              |                                  |

## EMPLOYMENT

|  |          |                     |                 |              |                     |
|--|----------|---------------------|-----------------|--------------|---------------------|
| APPLICANT CURRENT EMPLOYER   | Position | Telephone<br>(    ) | Supervisor Name | Salary/Month | Date of Hire: MO/YR |
| APPLICANT PREVIOUS EMPLOYER  | Position | Telephone<br>(    ) | Supervisor Name | Salary/Month | From:    To:        |
| Additional Sources of Income Per Month (List any income to be included for qualification):<br>\$ _____ /Month from:    PHONE: (    ) |          |                     |                 |              |                     |

## ADDITIONAL INFORMATION

|   |        |                     |                    |                   |  |                     |   |                      |  |
|---|--------|---------------------|--------------------|-------------------|--|---------------------|---|----------------------|--|
| APPLICANT Bank Name   | Branch | Telephone<br>(    ) | Checking Account # | Savings Account # |  |                     |   |                      |  |
| List all Vehicles to be parked on site:<br>Make    Model    Year    Color    License #    State   |        |                     |                    |                   | <b>OTHER OCCUPANTS</b>   |                     |   |                      |  |
|   |        |                     |                    |                   | OCCUPANT NAME  |                     |   | D.O.B.               |  |
|   |        |                     |                    |                   | OCCUPANT NAME  |                     |   | D.O.B.               |  |
| Have you established retail credit? Yes [ ] No [ ]  |        |                     |                    |                   |  |                     |   |                      |  |
| Will you be moving in any of the following items?<br>Waterbed: Yes [ ] No [ ]    Aquarium: Yes [ ] No [ ]<br>Piano:    Yes [ ] No [ ]   |        |                     |                    |                   | Do you have renters insurance?<br>Yes [ ] No [ ]<br>Carrier:    Policy#: |                     |   | Type & Size of PETS: |  |
| 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 or misdemeanor? No [ ] Yes [ ] Describe Offense:    When: |        |                     |                    |                   |  |                     | Have you ever been evicted?<br>No [ ] Yes [ ] |                      |  |
| EMERGENCY CONTACT   |        | Relationship        | Address:           |                   |  | Telephone<br>(    ) |   |                      |  |

|                                     |
|-------------------------------------|
| APPLICANT SCREENING CHARGE \$ _____ |
|-------------------------------------|

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. 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 _____ |



# Applicant Screening Criteria

4000 NE Wistaria Dr, Portland, OR 97212, 503-493-9699 Fax: 503-445-8074

At Beaumont Properties, we are committed to selecting tenants in a fair and equitable manner regardless of race, color, religion, sex, national origin, disability, or familial status. If any applicant needs assistance known as "reasonable accommodation" in the application process, please advise the agent.

**1. IDENTIFICATION** - Applicants shall provide picture identification at the time of application(s).

**2. APPLICANT PROCESS** - Applicant is urged to review the screening criteria to determine if requirements can be met. Each applicant over 18 shall submit a completed application and pay a \$35 application fee. Acceptance or denial of the application may take up to 7 days.

**3. RENT TO INCOME RATIO** - Combined income of all applicants shall be three times the rent.

**4. SOURCE OF INCOME** - All sources of employment and non employment income shall be legally obtained and verifiable. At the time of application it shall be the obligation of the applicant to provide proof of income through tax returns investment reports or other financial data. pay stubs or employment verification. Stability of the source and amount of income during the past five years may be considered .

**5. HOUSING REFERENCES** - The applicant(s) shall provide information necessary to verify current and previous rental history for the past two years. Information obtained from those related by blood or marriage may require compliance with the variance policy. If the applicant's housing during the past five years has included home ownership, mortgage payment history shall be considered.

**6 CREDIT WORTHINESS** - Credit worthiness may be determined from a credit report which should reflect prudent payment history. Applicant(s) history should be free of evictions, judgments, collections, and bankruptcies. A valid explanation may be considered if provided by the applicants.

**7. LIMITATIONS** - Occupancy may not exceed two persons (over 2 years old) per bedroom Smoking is prohibited in the unit. In certain properties, parking may be limited. Pets may or may not be permitted, depending on the owner/agent.

**8. ARRESTS AND CONVICTIONS** - Arrest and/or convictions may be evaluated. Any individual whose occupancy could constitute a direct threat to the health or safety of other individuals or could result in physical damage to the premises will be denied.

**9. Demeanor and Behavior** - The behavior and demeanor of applicants during the application process will be considered.

**10. INCOMPLETE, INACCURATE, OR FALSIFIED INFORMATION** - Any information that is incomplete, illegible, inaccurate, or falsified may be grounds for rejection or termination of the rental

#### **11. VARIANCE POLICY**

Failure to meet the screening criteria as stated may be grounds for:

1. Denial of the application
2. If a cosigner is accepted, such individual(s) will also be required to meet the screening criteria, and/or
3. Payment of an additional deposit.

