

## Applicant Screening Criteria (Disclosure)

We are working with neighbors and other landlords in this area to maintain the quality of the neighborhood. We want to make sure that people do not use rentals for illegal activity. To that end, we have a thorough screening process. If you meet the applicant screening criteria and are accepted, you will have the peace of mind of knowing that other renters in this apartment community are being screened with equal care, and that the risk of illegal activity is being reduced. Please review our list of criteria. If you feel that you meet the criteria, please apply. We will accept the first qualified applicant. We will require 3 business days to process your application. The evaluation of your Application to Rent will be based upon the following criteria:

**A complete application:** One for each person who has the legal capacity to enter into a contract. If a line is not filled in (or the omission explained satisfactorily, then your application will be returned to you.

**Number of occupants:** Only two people per bedroom plus one for the entire premises are permitted to occupy the dwelling unit.

**Legal Capacity:** The applicant must be of the age of majority or decreed emancipated by a court.

**Vehicles:** If the number of vehicles that the applicant possesses exceeds the limit set by the agent the application may be denied.

**Pets:** Pets are permitted only in units or on properties specified by the agent. If the applicant has a pet and pets are not allowed in the unit that the applicant has applied for, then the application will be denied. If the applicant possesses pets that exceed the quantity and/or type permitted by the agent, then the application may be denied. *"Prescription pets" and aid animals are always permitted and possession of such animals is not cause for denial of an application to rent.*

**Identification:** The applicant must have proof of identification in the form of a social security card and a drivers license or picture i.d. issued by a state agency or a valid passport.

**Rental History:** At least one year of verifiable rental history from an unrelated party is required. Rental history must be eviction free, no late payments, no returned checks, and full compliance with the rental agreement and the law is required. References will be contacted by telephone, fax, email or mail to verify rental history. Poor references from previous landlords may result in denial of your application. You will be denied rental if previous landlords report significant complaint levels of noncompliance activity including, but not limited to: disturbance of the peace; reports of gambling, prostitution, drug dealing or drug manufacturing; property damage beyond normal wear and tear; reports of violence or threats to landlords, other tenants or neighbors; allowing persons not on the rental agreement to reside on the premises; failure to give proper notice when vacating property; previous landlords would be disinclined to rent to you again for reasons pertaining to the behavior of yourself, your pets, or others allowed on the property during your tenancy. It is your responsibility to provide us with the information necessary to allow us to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you owned, rather than rented, your current or previous home you will need to furnish mortgage company references and proof of title ownership or transfer.

**Criminal Background:** Criminal convictions for certain types of crimes will result in denial of your application. You will be denied rental if in the last 5 years you have been convicted of any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including manufacture or distribution of a controlled substance.

**Furniture:** If you possess a waterbed, piano or an aquarium and you do not have proof of insurance and/or it is not permitted in the unit that you have applied for, then your application will be denied.

**Income/Employment:** Your net monthly income must meet or exceed **3x** the monthly rent. If there are more than 1 applicant the income of each applicant will be combined. You must have been employed in your current position for at least 6 months or you must have worked in a similar capacity at your previous employer for a length of time that when combined with your current employment is equivalent to 6 months. Your employment must be verified by presenting a paycheck stub or W-2 form. Your employer may be contacted by the telephone, fax, email or mail to obtain a reference. If you are self-employed you must provide income tax documents from the most recent tax year to verify your income. Other sources of income and funds available will be considered if the applicant can provide sufficient documentation. For Section 8 applicants, the amount of assistance will be considered part of your monthly income for purposes of figuring the proportion.

**Personal References:** Personal references will be contacted by telephone, fax, email, or mail. The persons contacted will be asked about the applicant(s) character, relationship to the applicant and length of time known. This information will be used to determine whether an application is approved or denied.

**Credit Report:** A consumer credit report will be obtained. One or more of the following or a combination thereof may be cause to deny your application: late payments, charge offs, public records, delinquent accounts, bankruptcy, claims from other properties or a lack of credit history. In addition, addresses listed on the credit report will be compared to those on the application and the owners of the properties may be contacted for rental history. We may furnish you a copy of your credit report in accordance with the Fair Credit Reporting Act.

**False information is grounds for denial:** You will be denied rental if you misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated in accordance with the Oregon Residential Landlord and Tenant Act.

**Screening Fee:** The fee for screening the application is \$40.00. You have the right to dispute the accuracy of the information that the agent has received from a screening service or a credit reporting agency. If there is not a unit available for rent, then you will not be charged a screening fee. If your application is not screened due to the fact that the unit is no longer available to rent or for any other reason, then the screening fee will be refunded to you.

*We provide equal housing opportunity. We do not discriminate on the basis of race, color, religion, sex, familial status, handicap, national origin, marital status, source of income, age, and sexual orientation.*

**STREETRENTS**

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