

TERMS AND CONDITIONS

Tenant screening entails the following: Tenant screening service, Credit Reporting, Public Records Search, Rental History Verification, Employment Verification, and Personal Reference Verification. Applicant hereby authorizes and instructs any entity or person contacted by the Landlord or Landlord's agent(s) to release all information via phone, fax, email or electronically. Applicant authorizes Landlord/Agent to obtain a tenant screening/credit report including but not limited to the reports listed above. Applicant authorizes current/previous employer(s), and landlord(s) along with any collection companies to release any information necessary so that application reports can be finalized.

We may obtain a credit report. We may conduct a search of public records, including but not limited to judgments, liens, evictions, criminal and status of collections accounts. We may contact your previous rental references. We may contact your employer to verify your income and your personal references as provided in your application.

You have the right to dispute the accuracy of information provided by the tenant screening service or credit reporting agency who will be contacted for information concerning your application. Applicant agrees that giving incomplete or false information is grounds for rejection of this application. Applicant understands that if any information supplied on this application is later found to be false, this is grounds for termination of tenancy.

I also understand that this is NOT an agreement to rent and that all applications must be approved. I do agree that the landlord may terminate my agreement which is entered into in reliance upon any misstatement in the rental application. Application valid for 14 days from the date of the signature.

If the application is approved, applicant will have 24 hours from the time of notification to either, at Owner/Agents 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.

Screening charge: Owner/agent is charging an application screen charge of \$45.00 per individual applicant. This charge is nonrefundable unless the Owner/Agent does not screen the applicant.

Right to dispute: You have the right to dispute the accuracy of any information provided to the Owner/Agent by a screening service or a credit report agency.

By electronically signing your name below, you declare that all your statements in the application are true and complete.

OTHER INFORMATION, FEES, ETC.

- Income requirement must gross 3 times the Monthly rent amount (total household income)

- Refundable Security Deposit – Start at 1 months’ rent. The deposits may be increased in the rental agreement, if (a) the applicant does not meet all screening criteria, (b) the Landlord agrees to approve the applications, subject to the payment of additional deposits, and (c) the applicant agrees to sign a rental agreement containing the additional deposits.

- Pets - Pets are strictly prohibited or are limited to being indoor only, housebroken and are limited to two (2) indoor pets. \$300.00 additional security deposit will be added to the regular security deposit to create a total refundable security deposit as required in the lease, as well as \$20.00 additional monthly rent, per pet, to create a total monthly rent.

Non-Refundable Fees:

- Late Fee \$100.00
- Early Lease Termination Fee is 1.5 times the total monthly rent.
- Renter's Liability Insurance: Check if applicable: () The Landlord requires the Resident(s) to obtain and maintain renter's liability insurance in the amount of \$100,000.00.
 - E-Pay reversals / Dishonored check fee: \$35.00 plus any charges bank imposes on Landlord
- Smoke alarm/carbon monoxide alarm tampering fee \$250.00 per detector, per occurrence.
- \$50.00 for failure to clean up pet waste, garbage, rubbish or other waste from outside of the dwelling unit (per occurrence)
- \$50.00* for improper use of vehicle within the premises (per occurrence)
- \$50.00* for parking violations (per occurrence)
- \$50.00* for smoking in a clearly designated nonsmoking unit or area of the Premises
- \$50.00* for keeping on the Premises an unauthorized pet capable of causing damage to person or property, as described in ORS 90.405
- E-paying your monies due [in the tenant’s Online Portal] by using a checking/savings account are free to the payee (the transaction fee is waived at time of payment).
- E-paying your monies due by using a debit card has a \$9.99 flat fee per transaction that the tenant is responsible to pay.
- E-paying your monies due by using a credit card has a fee of 2.99% of the total amount per transaction (with a minimum fee of \$3.50) that the tenant is responsible to pay.

* NOTE: The foregoing noncompliance fees apply to a second violation. Third or subsequent violations will result in a noncompliance fee of \$50.00 plus 5% of the rent.

By electronically signing your name below, you agree to the above information.

APPLICANT'S CRITERIA AND SCREENING POLICIES

If applicant does not meet all criteria, we may then require a larger refundable security deposit and/or deny the application.

Requirements-

One application per individual 18 and older. Applications must be submitted on-Line through our website. Applicant must complete all fields on the application package. If the applicant submits an incomplete application package where some fields of information has been left blank, the application will not be finalized until all fields of information has been completed

and/or the application may result in the denial of tenancy. Invalid or no social security number and/or ITN number will result in a denial.

Identification:

1. Applicant(s) must provide at least one piece of valid government issued photo id and signed social security card and/or ITN number (original copies).
2. Applicants must provide the original copies of these items prior to application being finalized.

Income:

1. Applicant, or combined applicants, must gross at least 3 times the monthly rent (total household income).
2. Applicant(s) must provide recently dated proof of income. (verifiable income may mean but is not limited to: currently dated paycheck stub from employer, currently dated benefits letters from social security, welfare, etc.).
3. Each applicant must have 2 years of verifiable income.
4. The following will result in an automatic denial of tenancy: Insufficient income.
5. Self-employed applicants will be required to provide one or more most current previous year IRS 1040 tax return forms. (ie: it's 2019 so 2018 taxes) plus 3 months current bank statements (last three months from day of applying).

Rental History:

1. Each applicant must have verifiable current and any previous address(es) for the last 2 years and must have a good rental reference / mortgage history from their current and previous third-party landlords/mortgage companies for the past 2 years. If the landlord gives a negative reference or refuses to give a reference, the application will be denied. If there are more than 2 - late fees, and/or 2 - 72-hour/10-day notices and/or 2 or more NSF checks within one year may result in a denial.
2. Rental history demonstrating documented noise, other disturbance complaints may result in a denial.
3. The following will result in an automatic denial of tenancy:
 - a. Property debt owed 3 years or less
 - b. judgment or outstanding collection from a landlord
 - c. Poor and/or negative rental history.
4. Rental history reflecting any past due and unpaid balances to a landlord will result in denial of the application except for unpaid rent, including rent reflected in judgments or referrals of debt to a collection agency, that accrued on or after April 1, 2020, and before March 1, 2022.

Eviction History:

1. Five years of eviction-free history is required except for general eviction judgments entered on claims that arose on or after April 1, 2020, and before March 1, 2022. Eviction actions that were dismissed or resulted in a judgment for the applicant will not be considered.

Credit History:

Credit score above 575 is required for all applicants. Discharged bankruptcy, in the last 5 years, will require an additional deposit. Outstanding bad debt (such as: slow pays, collections, repossessions, liens, judgments, etc.) reported by the credit bureau may require an additional security deposit.

Criminal Conviction

Upon receipt of the Rental Application and screening fee, Owner/Agent will conduct a search of public records to determine whether applicant or any proposed resident or occupant has a "conviction" (which means: charges pending as of the date of the application; a conviction; a guilty plea; or no contest plea), for any of the following crimes as provided in ORS 90.303(3): drug-related crime, but not including convictions based solely on the use of possession of marijuana; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of residents, the landlord or the landlord's agent. Owner/Agent will not consider a previous arrest that did not result in a Conviction or expunged records.

The following will result in an automatic denial of tenancy:

- a. Conviction of a sex offense and/or a crime against a person within the last 100 years.
- b. Conviction of a drug related crime [but not including convictions based solely on the use of possession of marijuana], identity theft and/or check forgery within the last 15 years for felonies, and 7 years for misdemeanors.
- c. Conviction of any other crime if the conduct for which the applicant was convicted of is a nature that would adversely affect the property of the landlord or other tenants or health, safety or right to peaceful enjoyment of the premises of the residents, the landlord or the landlord's agents within the last 15 years for felonies, and 7 years for misdemeanors.
- d. An arrest and subsequent charge against the applicant involving any of the criminal offenses for which a conviction would be ground for denial if the charges have not been dismissed at the time the application is submitted.
- e. Currently on probation and/or parole.

Other Automatic Denials of Tenancy:

- a. Applicant has an undisclosed and/or more than 2 pets
- b. Inaccurate or false information supplied by the applicant.
- c. Unable to verify information as provided by the applicant.
- d. Applicant fails to submit the landlord/owner an approved security photo of applicant(s) and if applicable, pet(s). Photo must meet the following criteria:
 - i. Submit a color photo, taken within the last week
 - ii. Use a clear image of your face/pet. Do not use filters commonly used on social media.

Disclosures

Screening charge: Owner/agent is charging an application screen charge of \$45.00 per individual applicant. This charge is nonrefundable unless the Owner/Agent does not screen the applicant. Right to dispute: You have the right to dispute the accuracy of any information provided to the Owner/Agent by a screening service or a credit report agency.

Revised February 11th, 2022

By electronically signing your name below, you have agreed that you have read and understood the screen policies. I also understand all available units and/or units that will be available for rent in the future are available for viewing on the landlord's website. I was also informed of the number of applications accepted and under consideration for those units. I also understand that the landlord accepts the first completed/finalized application. Note: Signature. Our reception of this application is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.