



**CROWN PROPERTY
MANAGEMENT, INC.**

APPLICATION PACKET

Drop off applications to:

698 12th St SE #100
Salem, OR 97301

Mail applications to:

PO Box 5790
Salem, OR 97304

Apply online at:

CrownPM.net

Thank you for taking an application. Please make sure to completely read and fill in all sections, as incomplete or inaccurate applications may be denied.

Applications are taken on a first come, first served basis (must include applicant screening charge).

Each applicant (any person 18 or older) must fill out a separate application and provide \$65 (\$10 for units located in Eugene) each for the applicant screening charge.

Paid applications for all parties must be received within 24 hours of the initial paid application. All requested information and documentation (see Application Screening Criteria) must be received within 2 business days of application. Failure to provide all applications and/or documentation may result in the denial of the application.

PERSONAL INFORMATION

The address you are applying for: _____

Your legal name: _____

Phone number: _____

Email: _____

Current mailing address: _____

Requested Move-In Date: _____

Do you have any animals? ☐ Yes ☐ No Size/Type: _____

(Size/breed restrictions may apply and an additional deposit or deposits may be required.)

Have you seen the inside of the unit? ☐ Yes ☐ No Did someone refer you to us? If so, who: _____

Do you plan to receive rental/security deposit assistance? ☐ Yes ☐ No ☐ Maybe

****All security deposits are due by 3:00 PM the next business day following approval. Prorated rent (based on move-in date) is due at move-in. Monthly rent is due by the 1st of each month.**

MANAGEMENT USE ONLY –

06/02/2026

Date received: _____ Time received: _____ Payment Type: _____

Employee Initials: _____

☐ Photo ID _____ ☐ Income ☐ Signatures (pages 3 & 5) ☐ Animal Photo

Roommate for Occupied Unit? ☐ Yes ☐ No Has the current tenant notified CPM of roommate to apply? ☐ Yes ☐ No

☐ Caregiver ☐ Temporary Occupant ☐ Cosigner ☐ Other _____

RENTAL APPLICATION

Applicant Legal Name: _____

Date: _____ Address Applying For: _____

SCREENING CRITERIA - PAGE 1 OF 2

Applicant(s) are urged to review the screening criteria to determine if the requirements can be met. If any applicant needs assistance in the application process, please advise the landlord. A valid explanation for any divergence from the requirements may be considered by the landlord if documentation or written explanation is provided by the applicant(s). Failure to meet the screening criteria may be grounds for (1) the denial of the application, or (2) the requirement of a co-signer who will also be required to meet the screening criteria, and/or (3) the requirement of an additional security deposit(s). Any information found to be false, incomplete or inaccurate may result in the denial of the application and/or subsequent termination of tenancy.

Applications are taken on a first come, first served basis (must include applicant screening charge). Each applicant (any person 18 years of age or over) must fill out a separate application and provide \$65 (\$10 for units located in Eugene) each for the applicant screening charge. Paid applications for all parties must be received within 24 hours of the initial paid application. All requested information and documentation must be received within 2 business days of application. Failure to provide all applications and/or documentation may result in the denial of the application.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. We do not discriminate against applicants on the basis of race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status or source of income.

1) Application Process:

- Each applicant 18 years of age or older shall submit a complete application that is legible, verifiable and accurate.
- Each applicant shall provide any of the following, or any combination thereof, necessary to verify applicant's name, date of birth and physical appearance: (a) A Social Security card or evidence of a Social Security number; (b) A certified copy of a record of live birth; (c) A permanent resident card issued by the United States Citizenship and Immigration Services; (d) An immigrant or nonimmigrant visa; (e) An individual taxpayer identification number card issued by the Internal Revenue Service; (f) A passport, driver license or other government-issued identification, regardless of expiration date; or (g) Any nongovernment identification or combination of identifications that would permit a reasonable verification of identity.
- An applicant screening charge of \$65.00 (\$10.00 for units located in Eugene) per person (18 years of age or older) shall be paid at the time application is submitted.
- **The applicant screening charge is non-refundable.**
- The landlord will utilize a tenant screening service to run a credit check, verify information, obtain consumer credit reports and obtain reports of civil and criminal records.
- A credit score of 600-675 may result in an additional security deposit of \$300.00; a credit score of 550-599 may result in an additional security deposit of \$500; a credit score below 550 may result in an additional security deposit of \$700.
- Any applicant whose occupancy may compromise the safety of any other individual or the property may be denied.
- If the application is denied in whole or in part the applicant shall be notified in writing at the time of the denial. Applicants may appeal a denial by emailing Linda@CrownPM.net or mailing a letter and/or additional documentation to PO Box 5790 Salem OR 97304. Appealing a denied application does not automatically reinstate the application.

2) Income: Total gross income shall be at least 3 times the monthly rent. At the time of application, it shall be the obligation of the applicant to provide proof of income (including the applicant's name on the document) by submitting copies of the following:

- If employed, copies of paystubs from the last 2 pay periods or a signed employer statement of earnings (additional documentation may be requested).
- If self-employed, copies of most recently filed tax return.
- If other income, copies of assistance checks, retirement investment reports, or other financial data that can prove source, amount, frequency, and duration of income. Do not include account numbers.

Funds owed to a landlord may result in an additional security deposit. (\$500 additional security deposit if total owed is \$0.01 - \$2,999.99; \$1,000.00 additional security deposit if total owed is \$3,000.00 - \$5,999.99; denial if total owed is \$6,000.00 or more.) Landlord may require proof of payment in full to avoid the additional security deposit.

Funds owed to utility companies may result in an additional security deposit. (\$500 additional security deposit if total owed is \$0.01 - \$2,999.99; \$1,000.00 additional security deposit if total owed is \$3,000.00 - \$5,999.99; denial if total owed is \$6,000.00 or more.) Landlord may require proof of payment in full to avoid the additional security deposit.

Any bankruptcies must be discharged.

RENTAL APPLICATION

Applicant Legal Name: _____

Date: _____ Address Applying For: _____

SCREENING CRITERIA - PAGE 2 OF 2

- 3) Residential References:** The applicant shall provide information necessary to verify rental or home ownership history. We may request up to 5 years of rental history. Insufficient rental history for the duration of the previous 12 months, or negative rental references for residency within the last 5 years may result in the denial of the application, except for unpaid balances (including rent reflected in judgements or referrals of debt to a collection agency) that accrued on or after 04/01/2020 and before 03/01/2022. Some properties may allow an additional security deposit of \$500 in lieu of acceptable rental history. Evictions must be at least 5 years old, except for general eviction judgements entered on claims that arose on or after 04/01/2020 and before 03/01/2022.
- 4) Insurance:** Tenants are required to show proof of a \$100,000 liability insurance policy prior to move in. Please list Crown Property Management, Inc. as an "Interested Party" on the rental insurance policy. Tenants whose household income is 50% or less of the area median income (adjusted for family size as measured up to a five-person family) are not required to provide renter's insurance but must notify Crown Property Management, Inc. of their exemption.
- 5) Limitations:**
- Number of vehicles allowed may vary per unit.
 - All advertised units are non-smoking units.
 - It is at the discretion of Crown Property Management, Inc. and/or property owners to allow pets. Contact us for details.
 - All advertised information is deemed reliable but not guaranteed. Please verify information prior to applying for unit.
 - If pets are allowed at the rental, size/breed restrictions may apply and an additional security deposit(s) will be required as follows if a pet(s) are approved by management (property may have a limit of 1 or 2 pets total): Cat, dog, bird (caged), ferret (caged), rabbit (caged) and other animals at management's discretion: \$500 additional security deposit for the first pet; \$100 additional security deposit for the second pet. Other caged animals including fish tanks over 15 gallons (rodents / lizards / snakes / fish, etc.): \$200 additional security deposit per pet. Security deposit is subject to change per property.
 - Service animals or modifications to the unit necessary to assist those with disabilities will be allowed with a medical certificate of need and/or official documentation.
- 6) Convictions:** Convictions of civil and criminal activity may be evaluated. Any individual whose tenancy could constitute a direct threat to the health or safety of other individuals or could result in physical damage to the premises may be denied. Our detailed criminal policy is available upon request. Applicant may provide additional documentation regarding criminal charges to be reviewed on an individualized basis.
- 7) Other Requirements:** Applicant acknowledges that the Landlord and/or agents are relying on the statements made by Applicant. Applicant represents and warrants that any and all information and statements made on their application are true, complete, and correct to the best of the applicant's knowledge. Applicant acknowledges that any information found to be false, incomplete or inaccurate may result in the denial of the applicant and/or subsequent termination of tenancy.

I hereby acknowledge receipt of this disclosure. Experian, Appfolio, Transunion, Background Investigations Inc, Advanced Reporting, and/or Landlord (Crown Property Management, Inc.) is hereby authorized to obtain applicant's consumer report information, including but not limited to credit and/or criminal history and verify any references in connection with the processing of this application.

APPLICANT SIGNATURE

DATE

RENTAL APPLICATION

Applicant Legal Name: _____

Date: _____ Address Applying For: _____

Application/Screening Charge: \$65.00 (\$10.00 for units located in Eugene) per person (18 and older)

APPLICATION INFORMATION - A SEPARATE APPLICATION NEEDS TO BE COMPLETED BY EACH ADULT APPLICANT.

MOVE IN DATE: _____

ADDRESS & UNIT APPLIED FOR

LEGAL NAME LAST FIRST MIDDLE

LIST ANY OTHER NAMES YOU HAVE USED PREFERRED NAME

EMAIL PHONE # SOCIAL SECURITY #

PHOTO ID (TYPE & #) EXPIRATION DATE DATE OF BIRTH

APPLYING AS: ☐ APPLICANT (Sole resident) ☐ CO-APPLICANT WITH _____ ☐ CO-SIGNER FOR _____

RESIDENCE HISTORY - PLEASE PROVIDE AT LEAST 5 YEARS

CURRENT ADDRESS CITY STATE ZIP CODE

REASON FOR MOVING? ☐ Own ☐ Rent MOVE IN DATE MONTHLY PAYMENT

LANDLORD / MANAGEMENT COMPANY PHONE # EMAIL

PREVIOUS ADDRESS CITY STATE ZIP CODE

REASON FOR MOVING? ☐ Own ☐ Rent MOVE IN DATE MONTHLY PAYMENT

LANDLORD / MANAGEMENT COMPANY PHONE # EMAIL

EMPLOYMENT HISTORY*

CURRENT EMPLOYER:

ADDRESS CITY STATE ZIP CODE

START DATE EMAIL PHONE

POSITION SUPERVISOR

MONTHLY WAGE/HOURLY RATE #HOURS PER WEEK PAY SCHEDULE

PREVIOUS / ADDITIONAL EMPLOYER:

ADDRESS CITY STATE ZIP CODE

START DATE EMAIL PHONE

POSITION SUPERVISOR

MONTHLY WAGE/HOURLY RATE #HOURS PER WEEK PAY SCHEDULE

Documentation required to verify income (check if self-employed). ☐ Self-Employed

*Please explain any additional income information on the back page of the application.

RENTAL APPLICATION

Applicant Legal Name: _____

Date: _____ Address Applying For: _____

DEPENDENTS

LIST THE NAMES & DATE OF BIRTH FOR ALL DEPENDENTS UNDER THE AGE OF 18 (regardless of full or part time).

NAME _____ DATE OF BIRTH _____

NAME _____ DATE OF BIRTH _____

NAME _____ DATE OF BIRTH _____

NAME _____ DATE OF BIRTH _____

VEHICLE INFORMATION

MAKE _____ MODEL _____ COLOR _____ LICENSE _____ YEAR _____

ADDITIONAL INFORMATION

Are you or anyone who will be residing in the unit be required to register as a Sex Offender? ☐ Yes ☐ No

Have you been convicted of any felony or misdemeanor? ☐ Yes ☐ No

Have you ever filed for bankruptcy? ☐ Yes ☐ No If yes, please list date(s): _____

Have you ever been evicted? ☐ Yes ☐ No

Do you have an aquarium? ☐ Yes ☐ No

Do you smoke? ☐ Yes ☐ No

Do you have a musical instrument? ☐ Yes ☐ No

Do you have Renter's Insurance? ☐ Yes ☐ No

Do you have a waterbed? ☐ Yes ☐ No

Any additional information you would like to provide?

Applicant acknowledges that landlord and/or agents are relying on the statements made above. Applicant represents and warrants that any and all information and statements made on this application are true and correct to the best of applicant's knowledge. Applicant acknowledges that any information found to be false, incomplete or inaccurate may result in the denial of the application and/or subsequent termination of tenancy. 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. If applicants fail to take the steps required above in a timely manner, they will be deemed to have refused the unit, and the next application for the unit will be processed. Experian, AppFolio, Transunion, Background Investigations Inc, Advanced Reporting and/or landlord (Crown Property Management, Inc.) is hereby authorized to obtain applicant's consumer report information, including but not limited to credit and/or criminal history and verify any references in connection with the processing of this application.

APPLICANT SIGNATURE _____

DATE _____