

OFFICE USE ONLY

☐ NEW MOVE-IN ☐ OCCUPANT TURNING 18 ☐ ADD/REMOVE ROOMMATE ☐ TRANSFER
PROPERTY NAME / NUMBER _____
UNIT NUMBER _____ ADDRESS _____
DATE UNIT WANTED _____ UNIT RENT \$ _____ NON-REFUNDABLE SCREENING CHARGE \$ 55.00
OWNER / AGENT ^{MM/DD/YYYY}Place 2B Properties PHONE 503-362-0030
OWNER / AGENT ADDRESS 4646 Ridge Dr NE Salem, OR 97301
SMOKING POLICY: ☐ ALLOWED - ENTIRE PREMISES ☒ PROHIBITED - ENTIRE PREMISES ☐ ALLOWED IN LIMITED AREAS (ASK MANAGEMENT FOR DETAILS)

APPLICANT

HAVE YOU APPLIED TO ANY OTHER LOCATIONS MANAGED BY OWNER/AGENT IN THE LAST 60 DAYS? ☐ YES ☐ NO
IF YES, WHERE? _____
APPLICANT FULL LEGAL NAME _____ EMAIL _____
PREVIOUS NAMES, ALIASES OR NICKNAMES USED _____
DATE OF BIRTH _____ SOC. SECURITY # _____ APPLICANT PHONE () _____
PHOTO I.D. TYPE _____ # _____ / STATE _____ EXP. DATE _____
CURRENT STREET ADDRESS _____
CITY _____ STATE _____ ZIP _____ DATE YOU MOVED IN _____
CURRENT LANDLORD NAME _____ LANDLORD PHONE () _____
LANDLORD EMAIL _____ LANDLORD FAX () _____
STREET ADDRESS (OR APARTMENT NAME) _____
CITY _____ STATE _____ ZIP _____

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

CURRENT EMPLOYER _____ PHONE () _____
HR EMAIL _____ HR FAX () _____
STREET ADDRESS _____
CITY _____ STATE _____ ZIP _____
POSITION _____ HOW LONG? _____ GROSS MONTHLY INCOME \$ _____
OTHER MONTHLY INCOME: SOURCE _____ \$ _____ / SOURCE _____ \$ _____
ARE YOU SELF-EMPLOYED? ☐ YES ☐ NO
☐ PREVIOUS ☐ ADDITIONAL EMPLOYER _____ PHONE () _____
HR EMAIL _____ HR FAX () _____
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.

RENT

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

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.
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IF _____

MINIMUM INSURANCE AMOUNT: \$ _____
(\$100,000 IF LEFT BLANK)
OWNER/AGENT MUST BE LISTED AS AN "INTERESTED PERSON" ON
THE INSURANCE POLICY AND PROOF OF SUCH LISTING PROVIDED
PRIOR TO MOVE-IN.
(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 #	OWNER	
		MM/DD/YYYY								
		MM/DD/YYYY								
		MM/DD/YYYY								
		MM/DD/YYYY								
		MM/DD/YYYY								

OTHER

☐ IF CHECKED, PETS ARE NOT ALLOWED AT THIS PROPERTY.

☐ IF CHECKED, PETS ARE ALLOWED SUBJECT TO APPROVAL BY MANAGEMENT. HOW MANY PETS WILL BE RESIDING IN THIS UNIT? _____

NAME _____

TYPE _____

BREED _____

AGE _____

WEIGHT _____

NAME _____

TYPE _____

BREED _____

AGE _____

WEIGHT _____

NAME _____

TYPE _____

BREED _____

AGE _____

WEIGHT _____

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

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

EMERGENCY CONTACT _____ PHONE (_____) _____

ADDRESS _____

CONTACT IN CASE OF DEATH _____ PHONE (_____) _____

ADDRESS _____

HAVE YOU BEEN EVICTED WITHIN THE LAST 5 YEARS OR IS THERE A PENDING EVICTION CASE AGAINST YOU? ☐ YES ☐ NO

IF YES, PLEASE LIST COUNTY & STATE _____

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

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

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 RELATED TO THE CRIMINAL CONVICTION CRITERIA? ☐ YES ☐ NO IF YES, WHO _____

COUNTY & STATE _____ WHEN _____ MM/DD/YYYY WHAT _____

HAVE YOU OR ANY OTHER PERSON WHO WILL BE OCCUPYING THE UNIT BEEN ARRESTED FOR A CHARGE RELATED TO THE CRIMINAL CONVICTION CRITERIA THAT HAS NOT BEEN DISMISSED? ☐ YES ☐ NO IF YES, COUNTY & STATE _____

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 _____

PHONE _____

ADDRESS _____

EMAIL _____

If the application is approved, applicant will have _____ 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: _____ 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 Owner/Agent may refuse to process or deny this application if it is materially incomplete, fails to include information regarding my identification or income, or if I intentionally withheld or misrepresented required information. I understand that if any information supplied on this application is later found to be false, this is grounds for termination of tenancy. I understand that I am welcome to provide supplemental evidence to mitigate potentially negative screening results. Applicants may provide evidence of mitigating circumstances and requests for reasonable accommodation/modification to the following location for review, consideration and response:

I have received and read the Owner/Agent's rental criteria.

APPLICANT ☒ _____

DATE _____

SUPPLEMENTAL EVIDENCE PROVIDED? ☐ YES ☐ NO

OWNER/AGENT ☒ _____

SUPPLEMENTAL EVIDENCE RECEIVED? ☐ YES ☐ NO

☐ PHOTO I.D. VERIFIED BY _____

DATE RECEIVED _____

TIME RECEIVED _____

(INITIALS) _____

MM/DD/YYYY _____

OWNER/AGENT NOTES _____

☐ ON SITE ☐ RESIDENT ☐ MAIN OFFICE (IF REQUIRED)

OREGON RENTAL APPLICATION • PAGE 2



APPLICANT SCREENING & APPLICATION PROCESS:

Place 2B Properties utilizes its own Rental Screening Criteria **in conjunction with the Multifamily NW Rental Screening Criteria**. Both sets of criteria are applied when evaluating all rental applications to ensure compliance with fair housing and local screening standards.

Place 2B Properties has a **non-discrimination policy** as required by federal, state, or local law and does not discriminate against any applicant because of race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status, or source of income.

Applicant(s) are urged to review the full screening criteria to determine if the requirements can be met. If you have any questions regarding our criteria or the screening process, please contact us at info@p2bprop.com.

1. Each applicant shall submit the following:
 - Completed application.
 - Government-issued photo identification
 - Proof of income
 - Applicant screening fee(s)
2. Each applicant will be required to qualify individually as per specific criteria areas.
3. Inaccurate, incomplete or falsified information will be grounds for denial of application and forfeiture of application fee(s).
4. Any individual whose tenancy may constitute a direct threat to the health or safety of others or substantial physical damage to the property or property of others will be denied tenancy.
5. Acceptance or denial of the application may take as long as five (5) business days.
6. Upon acceptance, the applicant agrees to pay all move-in costs and complete move-in paperwork and take possession upon unit availability.



TENANT SCREENING & SELECTION:

Applicant(s) must reasonably meet the following

GENERAL

1. WE RESERVE THE RIGHT TO REFUSE TO DO BUSINESS WITH ANYONE DUE TO INAPPROPRIOTE BEHAVIOR OR UNSAFE ACTIONS.
2. **Pets are strictly prohibited** without prior landlord consent.
3. **Smoking** of any kind at any of our apartment communities, or rental properties is **strictly prohibited**. This includes vaping and marijuana.

OCCUPANCY POLICY

1. Place 2B Properties limits occupancy based upon the number of bedrooms in a unit. Our standard is two people per bedroom, plus one additional person. A bedroom is defined as a space within the premises that is intended to be used primarily for sleeping, with at least one (1) window and a closet space for clothing.

INCOME CRITERIA

1. Applicant(s) net combined income must be equal to **2 times the stated rent**, and must be from a verifiable, legal source. We are unable to accept bank statements to verify income; however, tax documents or a new hire offer letter will be acceptable.
2. Income verification may be made by submitting copies of the three most recent pay stubs showing year-to-date earnings or an employer's statement of earnings.
3. Applicants using self-employment income will have their records verified through the state corporation division and will be required to submit records to verify their income, which includes the previous year's tax returns.
4. Applicants using other income must provide copies of assistance award letter(s), retirement investment reports or other financial data that can prove source, amount, frequency, and duration of income.



RENTAL HISTORY CRITERIA

1. At least 12 months of verifiable contractual rental history from a current unrelated, third-party landlord, or home ownership, is required. Rental history with less than 12 months verification will result in an additional deposit.
2. Rental history will be verified by direct contact or in writing with former landlords. Home ownership as part of history will be considered as well and equal to positive rental history.
3. 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 judgements or referrals of debt to a collection agency, that accrued on or after April 1, 2020, and before March 1, 2022.

EVICITION HISTORY CRITERIA

1. Applicant(s) have any history of eviction or forcible entry and detainer action (court ordered eviction) within 5 years on their record. Please refer to the Rental History section of the screening criteria for clarification regarding property debt or evictions that took place during the time frame of on or after April 1, 2020, and before March 1, 2022.

CREDIT CRITERIA

1. Negative or adverse debt showing on a consumer credit report may result in denial of the application or require an additional security deposit. Any applicant with a total negative or past-due balance of \$5,000 or more reflected on their credit report will be automatically denied.
2. Ten or more unpaid collections accounts, excluding student loan debt or medical debt, will result in the denial of the application.

BANKRUPTCIES

1. Chapter 7 Bankruptcies files within one (1) year of the application, or current pending bankruptcies will result in a denial of the application. Any negative or adverse debt showing on a consumer credit report within the last (2) years (not related to educational or medical expenses) that is reported following a bankruptcy, or multiple filings will result in denial of the application. Applicants with a chapter 13 bankruptcy may be approved if the bankruptcy is over 3 years old, in good standing, and no negative or adverse debts have been established since.



CRIMINAL CONVICTION CRITERIA

1. Nationwide criminal reports will be run by our screening company from information provided on this application.
2. If applicant has a "Conviction" (which means charges pending as of the date of the applications; a conviction; a guilty plea; or no contest plea), for any of the crimes as provided in ORS 90.303(3) applicant shall be automatically denied.
3. A single conviction for any of the following, subject to the results of any review process, shall be grounds for automatic denial of the Rental Application:
 - **Felonies** involving murder, manslaughter, arson, rape, kidnapping, child sex crimes, or manufacturing or distribution of a controlled substance.
 - **Other Felonies** not listed above where the date of disposition has occurred in the last 7 years
 - **Misdemeanors** involving drug related crimes, person crimes, domestic violence, violation of a restraining order, stalking, sex offenses, weapons, and financial fraud crimes where the date of disposition occurred within the last five (5) years.
 - Other Misdemeanors not listed above where the date of disposition has occurred in the last 3 years
 - Conviction of any crime that requires lifetime registration as a sex offender or for which applicant is currently registered as a sex offender, will result in denial.

**IF YOU FAIL TO MEET ANY OF THE ABOVE, YOUR
APPLICATION MAY BE DENIED.**



Variance Policy

If application is denied for any of the above, then applicant(s) may request a waiver of any **ONE** of the screening criteria by providing landlord with supporting documentation which may include:

- a. Letter from parole or probation office
- b. Letter from caseworker, therapist, counselor, etc.
- c. Certifications from treatments/rehab programs
- d. Letter from employer
- e. Statement from the applicant

All relevant individualized evidence of mitigating factors will be reviewed. After review, and if then approved, an additional deposit equal to 1.5x of the stated rent for the unit which the applicant has applied for will be required. Applicants will be notified of approval or denial of review process within a reasonable time frame after receipt of all required information. This process cannot be guaranteed but will be offered upon request of reasonable accommodation. *Unit availability will not be guaranteed after a denial or during the review process.*

OREGON RENTAL CRITERIA FOR RESIDENCY

(NOT FOR CITY OF PORTLAND)

OCCUPANCY POLICY

1. Occupancy is based on the number of bedrooms in a unit. (A bedroom is defined as a habitable room that is intended to be used primarily for sleeping purposes, contains at least 70 square feet and is configured so as to take the need for a fire exit into account.)
2. The general rule is two persons are allowed per bedroom. Owner/Agent may adopt a more liberal occupancy standard based on factors such as size and configuration of the unit, size and configuration of the bedrooms, and whether any occupants will be infants.

GENERAL STATEMENTS

1. Any of the following items, or combination thereof, will be accepted to verify the name, date of birth and physical appearance of an applicant:
 - 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, regard less of expiration date, or
 - g. Any nongovernment identification or combination of identifications that would permit a reasonable verification of identity.
2. Each applicant will be required to qualify individually or as per specific criteria areas (but for income, which is at the discretion of landlord).
3. Inaccurate, incomplete or falsified information will be grounds for denial of the application.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, termination shall result.
5. Any individual whose tenancy may constitute a direct threat to the health and safety of any individual, the premises, or the property of others, will be denied tenancy.

INCOME CRITERIA

1. Monthly income should be at least 2 (if blank, 3) times stated rent*, and must be from a verifiable, legal source. If applicant's monthly income is between two and three times the stated rent, applicant will be required to pay an additional security deposit equal to one month's rent or provide acceptable co-signers. Income below two times the stated rent will result in denial.
*If applicant will be using local, state or federal housing assistance as a source of income, "stated rent" as used in this section means that portion of the rent that will be payable by applicant and excludes any portion of the rent that will be paid through the assistance program.
2. Twelve months of verifiable employment will be required if used as a source of income. Less than 12 months verifiable employment will require an additional security deposit or acceptable co-signer.
3. Applicants using self-employment income will have their records verified through the state corporation commission, and will be required to submit records to verify their income, which records may include the previous year's tax returns.

RENTAL HISTORY CRITERIA

1. Twelve months of verifiable contractual rental history from a current unrelated, third party landlord, or home ownership, is required. Less than twelve months verifiable rental history will require an additional security deposit or acceptable co-signer.
2. Three or more notices for nonpayment of rent within one year will result in denial of the application.
3. Three or more dishonored checks within one year will result in denial of the application.
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.
5. Rental history including three or more noise disturbances or any other material non-compliance with the rental agreement or rules within the past two years will result in denial.

EVICITION HISTORY CRITERIA

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 or when the applicant has provided supplemental evidence proving that they suffered a job loss due to no fault of their own will not be considered. If your eviction was related to a non-behavioral issue, you may provide supplemental evidence as instructed herein and that information will be considered.

CREDIT CRITERIA

1. Negative credit scoring or adverse debt showing on consumer credit report may result in denial or require additional security deposits or acceptable cosigners.
2. Ten or more unpaid collections (not related to medical expenses) will result in denial of the application.

FAIR HOUSING LAWS

Landlord has a non-discrimination policy as required by federal, state or local law and does not discriminate against any applicant because of the race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status or source of income of the applicant.

BANKRUPTCIES

Chapter 7 Bankruptcies filed within one (1) year of the application or current pending bankruptcies will result in a denial of the application. Any negative or adverse debt showing on

a consumer credit report within the last two (2) years (not related to educational or medical expenses) that is reported following a bankruptcy, or multiple bankruptcy filings will result in denial of the application. Applicants with a current Chapter 13 bankruptcy may be approved if the bankruptcy is over 3 years old, in good standing, and no negative or adverse debts have been established since.

CRIMINAL CONVICTION CRITERIA

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; 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.

If applicant, or any proposed occupant, has a Conviction in their past which would disqualify them under these criminal conviction criteria, and desires to submit additional information to Owner/Agent along with the application so Owner/Agent can engage in an individualized assessment (described below) upon receipt of the results of the public records search and prior to a denial, applicant should do so. Otherwise, applicant may request the review process after denial as set forth below, however, see item (c) under "Criminal Conviction Review Process" below regarding holding the unit.

A single Conviction for any of the following, subject to the results of any review process, shall be grounds for denial of the Rental Application.

- a) Felonies or Misdemeanors involving: murder, manslaughter, arson, rape, kidnapping, child or other violent/predatory sex crimes or manufacturing or distribution of a controlled substance, or terrorism.
- b) Felonies not listed above involving: drug-related crime; 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 the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last 7 years.
- c) Misdemeanors not listed above involving: drug related crimes, person crimes, sex offenses, domestic violence, violation of a restraining order, stalking, weapons, criminal impersonation, possession of burglary tools, financial fraud crimes, where the date of disposition has occurred in the last 5 years.
- d) Misdemeanors not listed above involving: theft, criminal trespass, criminal mischief, property crimes 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 the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last 3 years.
- e) Conviction of any crime that requires lifetime registration as a sex offender, or for which applicant is currently registered as a sex offender, will result in denial.

Criminal Conviction Review Process.

Owner/Agent will engage in an individualized assessment of the applicant's, or other proposed occupant's, Convictions if applicant has satisfied all other criteria (the denial was based solely on one or more Convictions) as required by local, state and federal law, and:
(1) Applicant has submitted supporting documentation prior to the public records search; or
(2) Applicant is denied based on failure to satisfy these criminal criteria and has submitted a written request along with supporting documentation.

Supporting documentation may include:

- i) Letter from parole or probation office;
- ii) Letter from caseworker, therapist, counselor, etc.;
- iii) Certifications of treatments/rehab programs;
- iv) Letter from employer, teacher, etc.
- v) Certification of trainings completed;
- vi) Proof of employment; and
- vii) Statement of the applicant.

Landlord will also perform an individualized assessment if no supplemental information is received as required by any local, state or federal law.

Owner/Agent will:

- (a) Consider relevant individualized evidence of mitigating factors, which may include: the facts or circumstances surrounding the criminal conduct; the age of the convicted person at the time of the conduct; time since the criminal conduct; time since release from incarceration or completion of parole; evidence that the individual has maintained a good tenant history before and/or after the conviction or conduct; and evidence of rehabilitation efforts. Owner/Agent may request additional information and may consider whether there have been multiple Convictions as part of this process.
- (b) Notify applicant of the results of Owner/Agent's review within a reasonable time after receipt of all required information.
- (c) Hold the unit for which the application was received for a reasonable time under all the circumstances to complete the review unless prior to receipt of applicant's written request (if made after denial) the unit was committed to another applicant.

EUGENE APPLICANTS

Owner/Agent may refuse to process an application submitted by an applicant who has violated a rental agreement with the Owner/Agent three or more times during the 12-month period preceding the date of the application and the Owner/Agent can provide documentation of the violations.