



OREGON RENTAL APPLICATION

TO BE COMPLETED BY EACH ADULT APPLICANT

ALL UNITS SUBJECT TO AVAILABILITY



PROPERTY NAME / NUMBER Chalet Apartments

UNIT NUMBER _____ ADDRESS 2555 Gateway St

DATE UNIT WANTED _____ UNIT RENT \$ 750.00 SCREENING CHARGE \$ 30.00

OWNER / AGENT Chalet-Bird Limited Partnership PHONE (541) 726-8770

STREET ADDRESS 2555 Gateway Street #14a, Springfield, OR 97477

SMOKING POLICY: SMOKING ALLOWED - ENTIRE PREMISES SMOKING PROHIBITED - ENTIRE PREMISES
 SMOKING ALLOWED IN LIMITED AREAS (ASK MANAGEMENT FOR DETAILS)

APPLICANT

APPLICANT FULL LEGAL NAME _____ **EMAIL** _____

PREVIOUS NAMES, ALIASES OR NICKNAMES USED _____

DATE OF BIRTH _____ SOC. SECURITY # _____ DRIVER'S LICENSE # / STATE _____

APPLICANT PHONE (_____) _____ CELL (_____) _____

PRESENT STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____ DATE YOU MOVED IN _____

CURRENT LANDLORD NAME _____ **LANDLORD PHONE** (_____) _____

STREET ADDRESS (OR APARTMENT NAME) _____

CITY _____ STATE _____ ZIP _____

APPLICANT FORMER STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____ FROM _____ TO _____

FORMER LANDLORD NAME _____ **LANDLORD PHONE** (_____) _____

STREET ADDRESS (OR APARTMENT NAME) _____

CITY _____ STATE _____ ZIP _____

OTHER STATES AND COUNTIES YOU HAVE LIVED IN DURING THE PAST 5 YEARS _____

PRESENT EMPLOYER _____ **PHONE** (_____) _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

POSITION _____ HOW LONG? (DATE HIRED) _____

GROSS PAY \$ _____ OTHER INCOME \$ _____ SOURCE _____

PREVIOUS EMPLOYER _____ **PHONE** (_____) _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

POSITION _____ HOW LONG? _____

THE FOLLOWING INFORMATION IS SUBJECT TO CHANGE PRIOR TO EXECUTION OF RENTAL AGREEMENT.

RENT INITIAL

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

| | | |
|-----------|----|---------------|
| UNIT RENT | \$ | <u>750.00</u> |
| _____ | \$ | _____ |
| _____ | \$ | _____ |
| _____ | \$ | _____ |
| _____ | \$ | _____ |

DEPOSITS

| | | |
|----------------------------------------------|----|-----------------|
| SECURITY DEP. MINIMUM | \$ | <u>550.00</u> |
| SECURITY DEP. MAXIMUM | \$ | <u>1,265.00</u> |
| (DEPENDS ON SCREENING RESULTS AND UNIT SIZE) | | |
| OTHER | \$ | _____ |
| OTHER | \$ | _____ |
| OTHER | \$ | _____ |
| OTHER | \$ | _____ |
| OTHER | \$ | _____ |

FEES

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------|
| LATE RENT PAYMENT FEE | \$ | <u>100.00</u> |
| LEASE BREAK FEE (NOT TO EXCEED 1½ X RENT) (1½ X MONTHLY STATED RENT IF BLANK) | \$ | _____ |
| DISHONORED CHECK FEE OF \$25 + BANK CHARGES | \$ | _____ |
| SMOKE ALARM/CARBON MONOXIDE ALARM TAMPERING FEE | \$ | <u>250.00</u> |
| NON-COMPLIANCE FEE* | \$ | <u>50.00</u> |
| 1. LATE PAYMENT OF UTILITY 2. FAILURE TO CLEAN PET WASTE 3. FAILURE TO CLEAN GARBAGE/RUBBISH 4. PARKING VIOLATIONS OR IMPROPER USE OF VEHICLES | | |
| *NOT TO EXCEED \$50 PER NON-COMPLIANCE | | |

APPLICANT'S INITIALS _____

ON SITE RESIDENT MAIN OFFICE (IF REQUIRED)

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REFERENCES

BANK _____ BANK _____

HAVE YOU ESTABLISHED RETAIL CREDIT? YES NO

RELATIVE / PARENT _____ PHONE (____) _____

ADDRESS _____

EMERGENCY CONTACT _____ PHONE (____) _____

ADDRESS _____

HAVE YOU EVER BEEN EVICTED? YES NO IF YES, DATE _____

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? YES NO IF YES, WHO _____ WHERE _____ WHEN _____

WHAT _____

OTHER OCCUPANTS

| NAME | DATE OF BIRTH | VEHICLES | MAKE | MODEL | STATE | LICENSE PLATE # |
|-------|---------------|----------|-------|-------|-------|-----------------|
| _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ | _____ |

OTHER

ANIMALS (SUBJECT TO APPROVAL BY MANAGEMENT) NUMBER & TYPE: _____

DO YOU INTEND TO USE: WATERBED AQUARIUM MUSICAL INSTRUMENT _____

DO YOU HAVE RENTER'S INSURANCE? YES NO

APPROVAL

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? _____

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 Tenant Data PHONE (800) 460-3117

ADDRESS PO Box 5404, Lincoln, NE 68505

If the application is approved, applicant will have 72 hours from the time of notification to either 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.

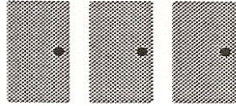
I certify that the above information is correct and complete and hereby authorize you to do a credit check and make any inquiries you feel necessary to evaluate my tenancy and credit standing. I understand that giving incomplete or false information is grounds for rejection of this application. I understand that if any information supplied on this application is later found to be false, this is grounds for termination of tenancy. I have received and read the Owner/Agent's rental criteria.

APPLICANT _____ DATE _____ PICTURE I.D. VERIFIED BY _____
(INITIALS)

OWNER/AGENT _____ DATE RECEIVED _____ TIME RECEIVED _____

OWNER/AGENT NOTES _____

BUNTING



MANAGEMENT GROUP, INC.
2677 Willakenzie Road, Suite #3
Eugene, Oregon 97401
541-344-0028 • Fax 541-344-0172

Tenant Screening & Selection Process Criteria for Residency

Applicant's gross income shall be three (3) times the rent amount.

OCCUPANCY POLICY

1. Occupancy is based on the number of bedrooms in a unit. (A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet for clothing.)
2. Two persons are allowed per bedroom.
3. The occupancy standard may vary for each apartment community, based on square footage.

GENERAL STATEMENTS

1. Positive picture identification will be required.
2. Each applicant will be required to qualify individually. A credit and criminal background check will be run on each applicant. A debt to income ration of more than 38% shall result in landlord's right to deny application or require a higher security deposit.
3. Inaccurate 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, eviction will result.
5. Any individual, whose tenancy may constitute a direct threat to the health and safety of any individual, the complex, or property of others, will be denied.

EMPLOYMENT CRITERIA

1. Six months of verifiable employment will be required if used as a source of income.
2. Three (3) years of eviction free rental history is required.
3. Three or more 72 hour notices within one year will result in denial of application.
4. Three or more NSF's within one year will result in denial of application.
5. Rental history reflecting past due and unpaid rent will result in denial of application.
6. Any recorded or unrecorded FED, collections of judgments will result in denial of application.

CREDIT RITERIA

1. Negative or adverse debt showing on consumer credit report may require an additional security deposit.
2. Three or more unpaid collections (not medical related) may result in a denial of your application.

CRIMINAL CONVICTION CRITERIA

Upon receipt of the rental application and screening fee, landlord will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no-contest to any crime.

- a. A conviction, guilty plea or no-contest plea for any felony involving serious injury, kidnapping, death, arson, sex crimes and/or a class A/Felony burglary or a class A/Felony robbery; or
- b. Conviction, guilty plea or no-contest plea, where the release or parole have occurred within the past seven years for; any other felony charges or any misdemeanor involving assault, intimidation, sex related, drug related, (sale, manufacture, delivery or possession with intent to sell) property damage or weapons charges or:
- c. A conviction, guilty or no-contest plea, where the date of release or parole have occurred within the past three years for: any B or C misdemeanor in the above categories or those involving criminal trespass 1, theft or prostitution shall be grounds for denial of the rental application. Pending charges of outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No unit will be held awaiting resolution of pending charges.