

APPLICAT SCREENING CRITERIA Honesty is the best Policy!

- 1. **IDENTIFICATION:** Applicants shall provide two pieces of identification, one of which contains a personal picture at the time of application.
- 2. APPLICATION PROCESS: Applicant is urged to review the screening criteria to determine if requirements can be met. Each applicant over 18 shall submit a completed application and pay the appropriate applicant-screening fee. Acceptance or denial of the application may take up to seven days. Upon acceptance, applicant(s) may be required to sign a reservation agreement and pay a reservation deposit, and sign rental agreement.
- 3. RENT TO INCOME RATIO: Combined income of all applicants shall be two to three times the rent.
- 4. **SOURCE OF INCOME**: All sources of employment and non-employment income shall be legally obtained and verifiable. At the time of application, it shall be the obligation of the applicant to provide proof of income through tax returns, investment reports or other financial data, pay stub or employer verification. Stability of the source and amount of income during the past 5 years may be considered.
- 5. **INCOME TO DEBT RATIO:** Housing and utilities shall not exceed 35% of the total income. If the applicant does not have installment debts, income to debt ratio for housing may be permitted to be up to 50% of income.
- 6. **HOUSING REFERENCES:** The applicants(s) shall provide information necessary to verify current and previous rental history for the past five (5) years. Information obtained from those related by blood or marriage may require compliance with the variance policy. If the applicants housing during the past 5 years has included home ownership, mortgage payment history shall be considered.
- 7. **CREDIT WORTHINESS:** Credit worthiness may be determined from a credit report which should reflect prudent explanation may be considered by the owner/agent if provided by the applicants(s).
- 8. **LIMITATIONS:** Occupancy may not exceed two persons per bedroom. Smoking is not permitted in the unit. Parking shall be limited to two vehicles per unit. Pets may or may not be permitted, dependent on the owner/agent.
- 9. **ARRESTS AND CONVICTIONS:** Arrests and/or convictions may be evaluated. Any individual whose occupancy could constitute a direct threat to the health or safety of another individual or could result in physical damage to the premises will be denied!
- 10. **DEMEANOR AND BEHAVIOR:** The behavior and demeanor of applicants during the application process will be considered.
- 11. **INCOMPLETE, INACCURATE, OR FALSIFIED INFORMATION:** Any information that is incomplete, illegible, inaccurate, or falsified may be ground for rejection or termination of the rental agreement upon discovery.
- 12. **VACATING THE UNIT:** As stated in the rental agreement, a 30-day notice in writing is required before vacating a unit. Tenant is responsible for the final 30 days of rent.
- 13. **APPLICATION FEE:** The application fee is \$40.00 (non-refundable) per adult occupant (any person over the age of 18). Co-signer applications are subject to \$40.00 application fee as well.
- 14. No marijuana, medical or otherwise, may be grown, stored or consumed on the premises without the prior written consent of Owner/Agent.

VARIANCE POLICY: Failure to meet the screening criteria, as stated, may be grounds for:

- 1. Denial of application, or
- If a co-signor is accepted, such individual(s) will also be required to meet the screening criteria, and/or
- 3. Payment of an additional security deposit.

Phone: (800)//2-/284*(541)//2-0000*	' fax –(541)772-7001 '	* 548 Business Park Di	rive, Medford OR 97504

Applicant Initials	Date
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Dated this

ASSOCIATED CREDIT SYSTEMS, INC 201 W MAIN STE 4A

MEDFORD, OR 97501 (800) 460-3117 * (541) 608-2832* FAX 800 - 604-220/ www.associated-credit.com

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APPLICANT AUTHORIZATION TO RELEASE CREDIT INFORMATION

I understand that ASSOCIATED CREDIT SYSTEMS, INC. (ACS, Inc.) will be processing my rental application & may access my credit information from the national repositories. I authorize my references and creditors to release, to ACS, Inc., all information necessary to complete said report. I further authorize my references and creditors to release said information telephonically and/or t fax, and request it be done in this manner whenever possible. Furthermore, I understand ACS, Inc. has my authorization to research all public records for my criminal and eviction history. I also understand that it may be necessary to verify my current employment authorize my current employer to release any and all information that may be required to complete the credit report. I further authority ACS, Inc. to use a photocopy of this form when it is necessary to verify more than one of my references. I request that such a photocopy be fully honored.

Day of

Applicant	's LEGAL NAME			
Spouse's L	EGAL NAME:			
Applicant :	SS#:	Applicant	Date of Birth:	
Spouse SS#	# :	Spouse Dat	e of Birth:	
		State:		
		GON OPPORTUNITIES PM		
JERRY S	CHEFFLER	(541) 772-0000	(541) 772-7001	93227107
Ordered 1	Ву	Phone Number	Fax Number	
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Multifamily Housing Council of Oregon 2765 19th Street SE Salem, OR 97302



APPLICATION FOR RENTAL



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