OREGON (NOT FOR CITY OF PORTLAND)

RENTAL APPLICATION

TO BE COMPLETED BY EACH ADULT APPLICANT

ALL UNITS SUBJECT TO AVAILABILITY



NEW MOVE-IN	□ ADD/REMOVE ROOMMATE □ TRANSFER	SAMPLE						
UNIT NUMBER SAMPLE ADDRESS SAMPLE								
	0.11171.7	LE SCREENING CHARGE \$ SAMPLE PHONE SAMPLE						
OWNER/AGENT ADDRESS SAMPLE								
SMOKING POLICY: 🛛 ALLOWED - ENTIRE PREM	SES PROHIBITED - ENTIRE PREMISES ALLO	OWED IN LIMITED AREAS (ASK MANAGEMENT FOR DETAILS)						
SAMPLE HAVE YOU ARRUSED TO ANY OTHER LOCATIONS MANAGED BY OWNED ACCENT IN THE LAST SO BAYES, IVIVES, IVING								
HAVE YOU APPLIED TO ANY OTHER LOCATIONS MANAGED BY OWNER/AGENT IN THE LAST 60 DAYS? XYES X NO IF YES, WHERE? SAMPLE								
APPLICANT FULL LEGAL NAME SAMPLE	EMAIL S	SAMPLE						
PREVIOUS NAMES, ALIASES OR NICKNAMES USE								
DATE OF BIRTH SAMPLE SOC. SEC	CURITY # SAMPLE APPLI	ICANT PHONE () SAMPLE						
PHOTO I.D. TYPE SAMPLE # \$	SAMPLE / STATE SAMPLE EXP.	DATE SAMPLE						
CURRENT STREET ADDRESS SAMPLE		MIM/DD/TTTT						
	SAMPLE ZIP SAMPLE D	ATE YOU MOVED IN SAMPLE						
CURRENT LANDLORD NAME SAMPLE		DLORD PHONE () SAMPLE						
LANDLORD EMAIL SAMPLE		ANDLORD FAX () SAMPLE						
STREET ADDRESS (OR APARTMENT NAME) SA		ANDEOLID LAX ()						
CITY SAMPLE	STATE SAMPLE	ZIP SAMPLE						
		ZIP SAIVIFLE						
APPLICANT FORMER STREET ADDRESS SAMF	LE							
CITY SAMPLE STATE	SAMPLE ZIP SAMPLE F	ROM SAMPLE TO SAMPLE						
FORMER LANDLORD NAME SAMPLE	LAND	DLORD PHONE () SAMPLE						
LANDLORD EMAIL SAMPLE	L	ANDLORD FAX () SAMPLE						
STREET ADDRESS (OR APARTMENT NAME) SAI	MPLE							
CITY SAMPLE	STATE SAMPLE	ZIP SAMPLE						
OTHER STATES AND COUNTIES YOU HAVE LIVED								
	IN BOTHING THE TAST S TEATS							
CURRENT EMPLOYER SAMPLE		PHONE () SAMPLE						
HR EMAIL SAMPLE		HR FAX () SAMPLE						
STREET ADDRESS SAMPLE								
CITY SAMPLE	STATE SAMPLE	ZIP SAMPLE						
POSITION_SAMPLE	HOW LONG? SAMPLE	GROSS MONTHLY INCOME \$ SAMPLE						
OTHER MONTHLY INCOME: SOURCE_SAMPLE		SAMPLE \$SAMPLE						
SAMERICEU SELF-EMPLOYED? X YES X NO								
☑ PREVIOUS ☑ ADDITIONAL EMPLOYER SAN	IPLE	PHONE () SAMPLE						
HR EMAIL SAMPLE		HR FAX () SAMPLE						
STREET ADDRESS SAMPLE								
CITY_SAMPLE	STATE SAMPLE	ZIP SAMPLE						
POSITION SAMPLE	HOW LONG? SAMPLE	IE ADDITIONAL EMPLOYED						
		GROSS MONTHLY INCOME \$ SAMPLE						
THE FOLLOWING INFORMATION IS SUBJECT TO CHANGE PRIOR TO EXECUTION OF RENTAL AGREEMENT.								
THE FOLLOWING ARE MAXIMUM AMOUNTS. THE ACTUAL AMOUNT CHARGED WILL DEPEND ON UNIT SIZE,	SECURITY DEP MAYIMUM \$ SAMPLE	☐ IF CHECKED, RENTER'S INSURANCE WILL BE REQUIRED. ☐ IF CHECKED, RENTER'S INSURANCE WILL BE REQUIRED ☐ SAMDIE						

	MAXIMUM POTENTIAL RENT	\$ SAMPLE
A E N	SAMPLE	\$ SAMPLE
ř	SAMPLE	\$ SAMPLE
	SAMPLE	\$ SAMPLE
	SAMPLE	\$ SAMPLE

SECURITY DEP. MINIMUM	\$	SAMPLE
SECURITY DEP. MAXIMUM	\$	SAMPLE
(DEPENDS ON SCREENING RESU	JLTS AN	ND UNIT SIZE)
SAMPLE	\$	SAMPLE

IF SAMPLE

SAMPLE 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 MOVELIN.

(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.)

DEPOSITS

•Form M002 OR Copyright © 2025 Multifamily NW[®] NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION. Revised 7/24/2025.

NAME	DATE OF BIRTH	MAKE	MODEL	COLOR	STATE LICENSE PLA	TE# OWNER
SAMPLE	SAMPLE	SAMPLE	SAMPLE	SAMPLE	SAMPLE SAMPLE	SAMPLE
SAMPLE	SAMPLE U	SAMPLE	SAMPLE	SAMPLE	SAMPLE SAMPLE	SAMPLE
SAMPLE	SAMPLE SAMPLE	SAMPLE	SAMPLE	SAMPLE	SAMPLE SAMPLE	SAMPLE
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SAMPLE	MM/DD/YYYY SAMPLE	SAMPLE	SAMPLE	SAMPLE	SAMPLE SAMPLE	SAMPLE
OAIVII LE	MM/DD/YYYY	OAIVII EE	OAWII EE	SAMILL	OAWI LL	OAWII EE
IF CHECKED, PETS ARE NOT A IN IF CHECKED, PETS ARE ALLOW NAME SAMPLE NAME SAMPLE NAME SAMPLE NAME SAMPLE SAMPLE SAMPLE SAMPLE SAMPLE SAMPLE SAMPLE SAMPLE CONTACT IN CASE OF DEATH SAMPLE CONTACT IN CASE OF DEATH SAMPLE HAVE YOU BEEN EVICTED WITHIN IF YES, PLEASE LIST COUNTY & SEMPLE HAVE YOU EVER FILED FOR BANK HAVE YOU EVER HAD A HOME FOR HAVE YOU OR ANY OTHER PERSON OR MISDEMEANOR RELATED TO COUNTY & STATE SAMPLE HAVE YOU OR ANY OTHER PERSON CRITERIA THAT HAS NOT BEEN	TYPE SAMPL TYPE SAMPL TYPE SAMPL TYPE SAMPL TYPE SAMPL ATERBED AQUARIUM NCE? YES NO E WHO WILL BE OCCUPY THE CRIMINAL CONVICTION SON WHO WILL BE OCCUPY SON WHO WIL	AL BY MANAGEME E E E E I MUSICAL INS STHERE A PENDIN URRENTLY IN THE YOU CURRENTLY IN YING THE UNIT EVE ON CRITERIA? SAMPLE MM/DD/YYYY PYING THE UNIT B IO IF YES, COUNT	SAMPLE SAMPLE SAMPLE SREED SAMPLE STRUMENT SAMPLE STRUMENT SAMPLE BANKRUPTCY PROCE IN THE FORECLOSURE IN TH	AGE AGE AGE E PHONE (SAMPLE WEIGHT SAMPLE WEIGHT SAMPLE WEIGHT) SAMPLE) SAMPLE) SAMPLE (ES X) NO O IF YES, DATE SMES X NO IF YES, DATE TY OR NO CONTEST TO OLE	SAMPLE SAMPLE SAMPLE SAMPLE MIDDITYPY E SAMPLE MIDDITYPY D, ANY FELONY
WHY ARE YOU VACATING YOUR HAVE YOU GIVEN LEGAL NOTICE HOW DID YOU HEAR ABOUT OUT Owner/Agent has charged a se Consumer Report which may in may include information as to h additional disclosures provided 609(c). You have the right to dis agency as well as complete ar SCREENING COMPANY OF	PROPERTY? SAMPL creening charge as set nclude the checking of th is/her character, general under Section 606 (b) of pute the accuracy of the ind accurate disclosure of	forth above. Own he applicant's creal reputation, perint of the Fair Credit I information providing the nature and	ner/Agent may obtaindit, income, employ sonal characteristics. Reporting Act, and a ded to the Owner/Ag	ment, rental histons, and mode of li written summary ent by the screen	ory, and criminal cour ving. You have the rig y of your rights pursua	t records and ght to request ant to Section
COMPANY NAME SAMPLE	<u> </u>			PHONE SAI	MPLE	
ADDRESS SAMPLE						
ADDRESS SAMPLE EMAIL SAMPLE If the application is approved,						
If the application is approved, applicant will have SAMPLE 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 uni by applicant: SAMPLE ur Approximate number of ap	nit(s).					
If the blanks above are not fill						
I certify that the above informati to evaluate my tenancy and crec fails to include information regar if any information supplied on the provide supplemental evidence requests for reasonable APPLICANT X SAMPLE	dit standing. I understand ding my identification or in his application is later fou to mitigate potentially no	that Owner/Agent income, or if I inter and to be false, thi egative screening cation to the	may refuse to proce ntionally withheld or I s is grounds for term results. Applicants n following location I have receive	ess or deny this apmisrepresented reinination of tenance any provide eviden for review, wed and read the	oplication if it is materia equired information. I use I understand that I use ence of mitigating circu consideration are cowner/Agent's rent	ally incomplete, understand that am welcome to umstances and nd response: al criteria.
APPLICANT X SAMPLE		DATE SAI	MPLE SUPPLE	MENTAL EVIDE	NCE PROVIDED? 🛚	YES X NO
OWNER/AGENT X			MENTAL EVIDENCE	RECEIVED?	YES X NO	
X PHOTO I.D. VERIFIED BY		FOUNTED SA	MPLE TIM	E RECEIVED	SAMPLE	
Z FIIOTO I.D. VERII IED BT	(INITIALS)	LOLIVED	MM/DD/YYYY	E RECEIVED _	O/ (IVII EE	

OREGON RENTAL CRITERIA FOR RESIDENCY

(NOT FOR CITY OF PORTLAND)

OCCUPANCY POLICY

- 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.)
- 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

- 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.
- Each applicant will be required to qualify individually or as per specific criteria areas (but for income, which is at the discretion of landlord).
- Inaccurate, incomplete or falsified information will be grounds for denial of the application.
- Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, termination shall result.
- 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

- Monthly income should be at leasts were (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.
- 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.
- 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

- 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.
- 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.
- 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
- Rental history including three or more noise disturbances or any other material noncompliance with the rental agreement or rules within the past two years will result in denial.

EVICTION 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

- Negative credit scoring or adverse debt showing on consumer credit report may result in denial or require additional security deposits or acceptable cosigners.
- 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.