

# RENTAL APPLICATION

PROPERTY APPLYING FOR:			·······	MOVE IN B	(?:		
MAILING ADDRESS if it will not b	e this property:						
NAME							
First:	Middle:	Last:	Last: Phone #:				
SS#:	DOB:	Driver licen	se/State ID #:		State:		
EMAIL ADDRESS:		<del></del>	<del> </del>				
Current address:		City:		State:	Zip:		
Since: Why are yo	ou moving?			~~-			
Current landlord:	:Phone #:						
Current rent rate:							
Previous address:		City:		State:	Zip:		
From: Thru	: Why did	l you move?					
Landlord:	Phone #:						
Rent rate at time:							
Previous address:		City:		_State:	Zip:		
From:Thru:	Why did you move?						
Landlord:		Phone #:_					
Rent rate at time:							
Have you EVER: Been evicted?	Sued by a landlord?	Filed ba	nkruptcy?	Committed a crin	ne/offence?		
EMPLOYMENT							
Current employer:	<u> </u>			Since:			
Take home pay per month:		Be prepared to provide current paystubs					
Previous employer:		Duration					
Other TAXABLE income:		Amount Per month:					
PERSONAL PROPERTY							
Automobile: Make	Model	Year	License:	Sta	te		
Month & year of expiration							
2) Automobile: Make	Model	Year	License:	Sta	te		
Month and year of expiration	on						
FOR OFFICE USE ONLY:							
Application fees: \$# of units availa		leposit: \$Date:	Time:	<del></del>			
Copied picture id? Copied social secu	wite card?						

3)	Other Vehicle: Make	Model	Year		License:	State
	Month and year of expiration					
PETS Breed:	Age:	Weight:	Male	Female_	Spayed/Neutered?	
Color	Name					
Breed: _	Age:	Weight:	Male	Female_	Spayed/Neutered?	
Color	Name					
Written p	proof of vaccinations is required	for ALL ANIMALS.		(initial y	ou have read)	
ALL AN	IMALS will be screening at our	office.	(initial you have re	ead)		
MEMBE	RS OF HOUSEHOLD – for pu	rposes of identification only, pl	ease list name and	birth date	of all persons to occupy the uni	t:
	E OF EMERGENCY PLEASE				Phone #:	
2)	a. Credit history incl b. Public records, inc c. Information verific d. Current obligation e. Criminal records  Applicant agrees to/acknowle a. I have the right to b. I am aware that an hereby authorize y credit standing, en c. Agent is requiring 18+ years, none of	dges the following: dispute the accuracy of any info incomplete application may ca ou to make any inquiries you fo aployment & bank references. payment of an Application Scr which is refundable unless the	ormation provided use delays or resulted necessary to everening Charge to the Agent does not so	to the Age tin denial aluate any the applica	ent by a screening service or cre of tenancy. I certify the above & all of this information, inclu nt, for the purpose of processing	information is correct & complete ding but not limited to my tenancy g an application, of \$50 per person r up to 2 weeks from date of receip
Late fee Garbage/ Parking/v Smoke al We do no	in a non-smoking area/unit  (rubbish/waste fee: vehicle violation fee: larm/CO2 tampering fee ot allow barbeques, RV storage, ad & understood Rosewood Pro	perty Management LLC's scree	at our rental unit/g	eck fee: e: d pet fee: arage/yard we had an	y questions answered regarding	the application process.
I acknow	ledge all vehicles must have cu	rent license and registration. The	nere is no RV park	ing at our	properties unless specifically st	ated.
Applican	t		Date			

To apply: complete ALL AREAS OF APPLICATION & pre-screen process, view unit, provide application fee (cash or money order only), social security card, state ID, & income verification.

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## APPLICATION SCREENING

## **Application Process**

- We do not accept applications from current tenants of Rosewood as it is a conflict of interest
- If applicant is accepted, move in & all funding is expected within 48 hours
- We do not rent "site unseen"
- For each person 18 & older; bring a completed application, application fee of \$50 per person per property applying for, social security card, license or US state issued ID, and most recent paystub to our office
- Applications are available to all whom inquire about the rental
- We review completed applications in order received and chose the most qualified applicant
- Up to 4 days may be required to verify application information
- If we are unable to verify application information, the application may be denied
- All move in monies must be paid in guaranteed funds only. No personal checks or credit cards
- All units, INCLUDING GROUNDS, are non-smoking. Pets are accepted only if indicated. Satellites are NOT allowed attached to any properties. Medical marijuana growth is NOT allowed.
- We do not allow commercial use of our residential units, regardless of zoning

# **Screening Guidelines**

### Identification:

- Each applicant age 18 or older must submit an individual application with a \$50 non-refundable processing fee per property
- Applicant must show 2 pieces of identification: state driver's license/photo ID & your social security card

#### Rental History

- Rental history of 3 years must be verifiable from an unbiased/unrelated source; where a written contract existed; and of a similar rate range
- If applicants are unrelated, history must be 3 years as co-applicants
- Applicants must provide us with the information needed to contact past landlords. We reserve the right to deny if after making good faith effort we are unable to verify prior address, occupants, payment history, compliance history

#### Income

- Net household income shall be at least 2 ½ times the rent excluding utilities
- Income must be verifiable through paystubs, bank statements, filed tax returns
- Verifiable income of 3 years; current employment of 1 year

## Credit/Criminal/Public Records

- Negative credit report may result in denial of application or requirement of additional deposit
- Negative criminal/public records within the last 5 years will result in denial of application
- Any individual who is a current illegal substance abuser, or has been convicted of illegal possession/distribution/manufacturing of a controlled substance will be denied

## **Screening Process**

- ✓ Based upon the application we determine whether the applicants meets our screening guidelines
- ✓ We verify income/resources
- ✓ We check with current & previous landlords
- ✓ A credit/criminal public records check is obtained
- ✓ Additional deposit may be required for any deficiencies, or the application can be denied.
- ✓ Denied applicants may not reapply
- ✓ The applicant's demeanor during showing and screening will be considered
- ✓ Any animals will also be screened in person at our office

Applicants have the right to dispute the accuracy of any information provided to the Agent by a screening service or credit reporting agency. By signing below applicant acknowledges the screening guidelines and application process and Agent may obtain a tenant screening or credit report from an agency of their choice and rental references from previous Landlords.

Applicant	Date