

APPLICATION FOR RESIDENCY

Each person over 18 must submit a complete and separate application.
Information contained within and gathered in association with this application is considered **CONFIDENTIAL**.

Applicant Qualification Standards & Availability Statement

Central Bethany Development DBA South Parc at Bethany, LLC does business in accordance with the Fair Housing Act. All occupants over the age of 18 must qualify. All non-dependent leaseholders or non-dependent occupants of legal age must fill out an application and are considered to be applicants. Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Qualification is determined using a credit analysis model, income verification, and criminal background history. Resident history may be evaluated based upon the outcome of credit analysis. Each applicants credit and criminal status will be individually evaluated; leaseholders income will be combined for credit scoring.

Occupancy Guidelines: The maximum occupancy standards are listed below. There are no exceptions.

| | | |
|----------------|------------------|-----------------|
| Studio: 2 | Two Bedroom: 5 | Four Bedroom: 9 |
| One Bedroom: 3 | Three Bedroom: 7 | |

Credit Analysis: A credit report will be secured and evaluated for all leaseholders.

Bankruptcy: Any bankruptcy in applicant's history must be cleared by the court before applicant can be considered.

Income/Employment: Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. Additional sources of income may be considered. Individuals will meet a minimum monthly income of 3.0 times the monthly rental amount. Guarantors, if required, will meet a minimum monthly income of 5.0 times the monthly rental amount.

Income must be verified by the following or any reasonable written form of 3rd party income verification:

- **Pay Stubs**
 - 30 days worth of income with at least the two most recent stubs.
 - Consecutive stubs allow us to verify the consistency of the income verified to ensure that we are not basing the annual figure on a "sign on" bonus or similar.
- **Bank Statements**
 - Most recent statements showing balances on each of the statements of at least a 12 month lease term of the predetermined minimum factor of gross monthly rent.
 - Example: With a rent of \$900 and a required factor of 3, the required balance on each statement should be \$32,400 (\$900 x 3 = \$2,700 x 12).
- **Offer Letter**
 - May be used if dated within the last 30 days and is signed by the employer making the offer.
 - Emailled offer letters will not be acceptable as no signature will be available and alteration of such emails is possible.
 - Income from the offer letter that can be considered toward the require factors are:
 - Base Salary
 - 80% of a bonus "potential"
 - Mileage allowances that are a predetermined figure
 - One time moving expenses, "sign on" bonuses, etc. will not be considered as income as they are not a form of "steady" income.
- **Government Funding (pension, disability, unemployment, social security, etc.)**
Government funding may be considered as income as long as there is proof that it will be available for at least the next 12 months.
- **Tax Returns**
Tax returns may be used as long as they are for the most recent tax season.
- **Exceptions and Additions:**
 - Prospects who are receiving income from a friend or a relative must provide a NOTARIZED letter from the source outlining a monthly amount and an expiration date showing when the cash flow will end.
 - Corporations or employers that will pay for Apartments must provide a letter of responsibility and fill in a separate



- corporate application.
- If one or more applicants does not have a valid Social Security Number and/or has recently been issued a Social Security Number that is not connected or related to a credit bureau, there may be an additional deposit of one month's rent required as long as all other screening criteria have been satisfied.

Criminal History: A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 24 months. If the applicant has been convicted of a felony, the application will be rejected. The application will also be rejected for any of the following reported criminal related reasons that have occurred within the seven (7) years prior to the application date.

- Felony conviction
- Any terrorist related conviction
- Any illegal drug related conviction
- Any prostitution related conviction
- Any sex related conviction
- Any cruelty to animals related conviction
- Misdemeanor conviction involving crime against persons or property
- Any of the above related charges resulting in Adjudication Withheld and/or Deferred Adjudication
- Active status on probation or parole resulting from any of the above

Rental History: If the applicant has an eviction on their record, the application will be rejected. Rental history for the past 24 consecutive months may be evaluated based on the outcome of the credit analysis. Any negative findings could result in a denial of application for residency.

Additional Deposits for Credit/Foreclosures and Guarantors: An additional deposit may be required based on the outcome of the credit analysis, evidence of a Foreclosure, income verification, or rent history of the applicant(s). However, a guarantor may only be added when the primary applicant(s) does not meet the income requirement, but passes all other criteria.

Apartment Availability: The listing of available apartments to rent is updated as each apartment becomes available. This may occur at varying times throughout the day and accordingly, available listing at business day begin may differ from the available listing at business day end. An apartment becomes available to lease when Management receives a notice to vacate, and/or receives the keys, and/or validates a vacancy.

(Signed/Applicant)

Date





OREGON RENTAL APPLICATION

ALL UNITS SUBJECT TO AVAILABILITY



503-326-7275

PROPERTY NAME / NUMBER South Parc @ Bethany

1

UNIT NUMBER _____ ADDRESS _____

DATE _____ TIME _____

DATE UNIT WANTED _____ UNIT RENT \$ _____

SCREENING CHARGE \$ 40.00

OWNER / AGENT South Parc @ Bethany, LLC

PHONE (503) 690-3400

STREET ADDRESS 4300 NW Chanticleer Dr., Portland, OR 97229

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

APPLICANT

APPLICANT NAME _____ EMAIL _____

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

APPLICANT PHONE (_____) _____ CELL (_____) _____

PRESENT STREET ADDRESS _____ DATE YOU MOVED IN _____

CITY _____ STATE _____ ZIP _____ LANDLORD PHONE (_____) _____

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

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

UNIT RENT \$ _____

OTHER \$ _____

OTHER \$ _____

OTHER \$ _____

OTHER \$ _____

APPLICANT'S INITIALS _____

DEPOSITS

SECURITY DEP. MINIMUM \$ 300.00

SECURITY DEP. MAXIMUM \$ 300.00 + 1 month
(DEPENDS ON SCREENING RESULTS AND UNIT SIZE)

OTHER \$ _____

OTHER \$ _____

OTHER \$ _____

OTHER \$ _____

INITIAL

ON SITE RESIDENT MAIN OFFICE (IF REQUIRED)

FEES

LATE RENT PAYMENT FEE \$ _____ 100.00

LEASE BREAK FEE (NOT TO EXCEED 1 1/2 X RENT) _____

1 1/2 X MONTHLY STATED RENT IF BLANK \$ _____ 1.5 X Rent

DISHONORED CHECK FEE OF \$25 + BANK CHARGES _____

SMOKE ALARM/CARBON MONOXIDE ALARM TAMPERING FEE \$ _____ 250.00

NON-COMPLIANCE FEE: \$ _____ 50.00

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

REFERENCES

BANK _____ BANK _____
 HAVE YOU ESTABLISHED RETAIL CREDIT? YES NO
 RELATIVE / PARENT _____ PHONE (____) _____
 ADDRESS _____ PHONE (____) _____
 PERSONAL REFERENCE _____
 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 | MAKE | MODEL | STATE | LICENSE PLATE # |
|-----------------|---------------|------|-------|-------|-----------------|
| VEHICLES | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

OTHER

ANIMALS (SUBJECT TO APPROVAL BY MANAGEMENT) NUMBER & TYPE: _____
 DO YOU INTEND TO USE: WATERBED AQUARIUM MUSICAL INSTRUMENT _____
 DO YOU HAVE RENTERS 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 On-Site Manager, Inc. PHONE (877) 222-0384
 ADDRESS P.O. Box 1514, Los Altos, CA, 94023-1514

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 _____
 OWNER/AGENT DATE _____
 OWNER/AGENT NOTES _____

ON SITE RESIDENT MAIN OFFICE (IF REQUIRED)