DATE:	
TIME: _	
V.P. Ini	t:

Move In:	
Paid:	
Unit ID:	



## **RENTAL APPLICATION:**

\$35.00 non-refundable cash fee per adult due with application

		Proper	ty A	ddre	ess							
PERSONAL												
INFORMATION	Applicant	Phone #:					Email address:					
Applicant #1: Fu	pplicant #1: Full Name						D.O.B. SSN		SSN	V		Copy of ID
Applicant #2: Fu	ıll Name						D.O.B.	D.O.B. SSN				Copy of ID
Current Address:	Number and Street						City State/		State/Zip Coo	e/Zip Code		Since:
Landlord Name:							Phone Mont		Monthly Rent	nthly Rent		
Previous Address:	Number and Street						City State		State/Zip Coo	ate/Zip Code		Start Date:
Landlord Name:							Phone Monthly Re			y Rent		End Date:
Have you ever:	Been evicted ☐ Sued by Landlord ☐						Filed Bankrupt	ed Comments: nkruptcy				
EMPLOYMENT &	INCOME	Ì										
Applicant #1 Em Company Name	mployer:					Supervisor Name	ne Job Title  Monthly Pay:			Phone		Start Date:
Applicant #2 Em Company Name	nnt #2 Employer: ny Name					Supervisor Name	9	Job Title  Monthly Pay:		Phone		Start Date:
Other Income:		Source				Monthly Amount	:	Comme	ents:			
Other Income:	Source					Monthly Amount	nount					
OCCUPANTS					1							
Name					Age	Name					Ag	je
Name					Age	Name					Ag	ge
DETC		_ <del></del>				<u> </u>						
PETS Type/Breed		Size	Age		Weight	Color	Name		Neuter	red	Licer	ise #
Type/Breed		Size	Age		Weight	Color	Name		Neuter	red	Licer	ise #

DATE: TIME: V.P. Init :							Pa	ove In: id: nit ID:		
BANK REFERENCES			1							
Bank Name			Branch Ad	ldress		Account	#	Average Balar	nce	
Bank Name			Branch Ad	ldress		Account	#	Average Balar	Average Balance	
Bank Name			Branch Ad	ldress		Account	#	Average Balance		
Bank Name			Didititi Address			Account	,,	7 Werage Balan	ice	
PERSONAL REFERENCES	S									
Name		Relationship		Phone Number	r	Address			Years	
									Known	
Name		Relationship		Phone Number	r	Address			Years Known	
									KIIOWII	
PERSONAL PROPERTY	1									
Auto Make	Mode	ı		Year	Lic		S	State		
Auto Make	Mode	l		Year		License #		State		
Auto Make	Mode			Year Lic		License #	License # State			
Auto Mune	Houc	.1		real		LICCIISC #		State		
Other Vehicle/Boat Model		Year			License #	Si	State			
		1								
Name		Relationship		Phone Number	r	Address				
		,								
Name		Relationship		Phone Number	r	Address				
Consumer Authorization to Obtain Consumer Report  I certify that the above information is true and complete. I hereby authorize Valley Properties Southern Oregon, LLC, to obtain a consumer report, and any other information it deems necessary for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release Valley Properties Southern Oregon, LLC, and any procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I understand that this is not a lease or an offer to rent. No binding obligation of any kind exists between the owner and myself unless and until a lease is signed. This Application is subject to prior Applications.  If Applicant is approved, Applicant shall acknowledge approval within 72 hours by signing a "Rental Agreement" or a "Deposit to Hold" and submitting the required move-in funds to Valley Properties Southern Oregon, LLC. If Applicant does not secure the property as described within 72 hours of approval, Applicant acknowledges Valley Properties Southern Oregon, LLC may deny the Application and proceed to the next Application, in which case the Application fee is non-refundable.  Signature of Applicant  Date										

NO PERSON SHALL BE DENIED THE RIGHT TO RENT OUR PROPERTY BECAUSE OF THEIR RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, SOURCE OF INCOME, SEXUAL ORIENTATION, NATIONAL ORIGIN OR ANCESTRY.

DATE:	Move In:
TIME:	Paid:
V.P. Init :	Unit ID:



# **Applicant Screening Policies**

#### **Application Process**

- We offer application forms to everyone who inquires about the rental
- We review completed applications in the order in which we receive them
- We may require up to three business days to verify information on the application
- If we are unable to verify information on the application, the application may be denied
- A non-refundable \$35 Application Fee must be paid by cash or money order for every person over the age of 17 who will be residing in the rental unit regardless of familial status (no checks can be accepted) and the fee must be attached for the application to be complete

### **Screening Guidelines**

## **Complete Application**

- We will not review incomplete applications
- We will accept the first qualified applicant

### Identification

• Applicants must show identification which includes a photograph

## **Prior Rental History**

- Rental history of current and previous landlords must be verifiable from unbiased/unrelated sources
- Applicants must provide us with information necessary to contact past landlords
- We reserve the right to deny an application if, after making a good faith effort, we are unable to verify prior rental history
- Prior eviction may result in denial of application
- Exceptions may be made for applicants with qualified co-signers or increased deposit/payments

#### **Sufficient Income/Resources**

- Net household income shall be at least 3 times the rent, excluding utilities (for example, if the rent is \$1,000 the net income must be \$3,000 or more)
- Income/resources must be verifiable through pay stubs, employer contact, current income tax records, and/or bank statements

#### Credit/Criminal/Public Records Check

- A credit check and/or criminal/public records check may be performed
- Negative reports may result in denial of application
- Any individual who is a current illegal substance abuser, or has been convicted of the illegal manufacture or distribution of a controlled substance or convicted of a felony may be denied tenancy

#### **Screening Process**

- We determine based on the application whether the applicant meets our screening guidelines
- We verify income and resources
- We check with current and previous landlords
- We obtain a credit report, a criminal records report and a public records report

Init ID	Initials/Date