



OFFICE USE ONLY

PROPERTY NAME / NUMBER Willamette View Apartments 870
 UNIT NUMBER _____ ADDRESS CRESTVIEW DR S.
 DATE UNIT WANTED _____ UNIT RENT \$ _____ NON-REFUNDABLE SCREENING CHARGE \$ 45.00
MM/DD/YYYY
 OWNER / AGENT Realvest Asset Management, LLC PHONE (503) 378-1265
 OWNER / AGENT ADDRESS 205 E 11th Street, Suite 200, Vancouver, WA 98660
 SMOKING POLICY: ALLOWED - ENTIRE PREMISES PROHIBITED - ENTIRE PREMISES ALLOWED IN LIMITED AREAS (ASK MANAGEMENT FOR DETAILS)

APPLICANT

APPLICANT FULL LEGAL NAME _____ EMAIL _____
 PREVIOUS NAMES, ALIASES OR NICKNAMES USED _____
 DATE OF BIRTH _____ SOC. SECURITY # _____ APPLICANT PHONE (_____) _____
MM/DD/YYYY
 GOVERNMENT ISSUED PHOTO I.D. TYPE _____ # _____ / STATE _____ EXP. DATE _____
MM/DD/YYYY
 CURRENT STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____ DATE YOU MOVED IN _____
MM/DD/YYYY
CURRENT LANDLORD NAME _____ LANDLORD PHONE (_____) _____
 STREET ADDRESS (OR APARTMENT NAME) _____
 CITY _____ STATE _____ ZIP _____

APPLICANT FORMER STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____ FROM MM/DD/YYYY _____ TO MM/DD/YYYY _____
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 _____

CURRENT EMPLOYER _____ PHONE (_____) _____
 STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 POSITION _____ HOW LONG? _____
 GROSS MONTHLY INCOME \$ _____
OTHER MONTHLY INCOME: SOURCE _____ \$ _____ / SOURCE _____ \$ _____
ARE YOU SELF-EMPLOYED? YES NO
 PREVIOUS **ADDITIONAL EMPLOYER** _____ PHONE (_____) _____
 STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 POSITION _____ HOW LONG? _____
 IF ADDITIONAL EMPLOYER, GROSS MONTHLY INCOME \$ _____

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.

MAXIMUM POTENTIAL RENT \$ _____
1 BEDROOM \$ 895.00
2 BEDROOM \$ 995.00
PET RENT PER PET \$ 15.00
 _____ \$ _____

DEPOSITS

SECURITY DEP. MINIMUM \$ 500.00
 SECURITY DEP. MAXIMUM \$ 750.00
(DEPENDS ON SCREENING RESULTS AND UNIT SIZE)
PET \$ 350.00
ADDITIONAL PET \$ 100.00
HOLDING DEPOSIT \$ 100.00
 _____ \$ _____
 _____ \$ _____

INSURANCE

IF CHECKED, RENTER'S INSURANCE WILL BE REQUIRED.
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 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 MOVE-IN.
(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.)

OTHER OCCUPANTS	NAME	DATE OF BIRTH	VEHICLES	MAKE	MODEL	COLOR	STATE	LICENSE PLATE #	
	_____	MM/DD/YYYY		_____	_____	_____	_____	_____	_____
	_____	MM/DD/YYYY		_____	_____	_____	_____	_____	_____
	_____	MM/DD/YYYY		_____	_____	_____	_____	_____	_____
	_____	MM/DD/YYYY		_____	_____	_____	_____	_____	_____
	_____	MM/DD/YYYY		_____	_____	_____	_____	_____	_____

IF CHECKED, PETS ARE NOT ALLOWED AT THIS PROPERTY.

IF CHECKED, PETS ARE ALLOWED SUBJECT TO APPROVAL BY MANAGEMENT. HOW MANY PETS WILL BE RESIDING IN THIS UNIT? _____

NAME _____ TYPE _____ BREED _____ AGE _____ WEIGHT _____

NAME _____ TYPE _____ BREED _____ AGE _____ WEIGHT _____

DO YOU INTEND TO USE: WATERBED AQUARIUM MUSICAL INSTRUMENT _____

DO YOU HAVE RENTER'S INSURANCE? YES NO

BANK(S) _____

EMERGENCY CONTACT _____ PHONE (____) _____

ADDRESS _____

CONTACT IN CASE OF DEATH _____ PHONE (____) _____

ADDRESS _____

HAVE YOU EVER BEEN EVICTED, OR ARE YOU CURRENTLY IN THE EVICTION PROCESS? YES NO IF YES, DATE _____

HAVE YOU EVER FILED FOR BANKRUPTCY, OR ARE YOU CURRENTLY IN THE BANKRUPTCY PROCESS? YES NO IF YES, DATE _____

HAVE YOU EVER HAD A HOME FORECLOSED ON, OR ARE YOU CURRENTLY IN THE FORECLOSURE PROCESS? 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 _____

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 Tenant Evaluation System, Inc. PHONE _____

ADDRESS P.O. Box 684, Vancouver, WA 98666

EMAIL _____

If the application is approved, applicant will have 72 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 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 X _____ DATE _____ PHOTO I.D. VERIFIED BY _____ (INITIALS)

OWNER/AGENT X _____ DATE RECEIVED _____ TIME RECEIVED _____

OWNER/AGENT NOTES _____

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RENTAL CRITERIA

WILLAMETTE VIEW APARTMENTS

GENERAL REQUIREMENTS

1. Each applicant must provide proof of legal status by providing picture identification and one of the following: Social Security Number, or proof that the applicant has applied for one; I-94 Arrival-Departure form/Visa Green Card.
2. Each applicant must submit an accurate and fully complete rental application.
3. Each applicant will be required to qualify individually.
4. Must have the ability to pay all deposits, fees and rent in full, prior to move-in.

OCCUPANCY STANDARD

The maximum Occupancy Standard for all Realvest properties is 2 people per bedroom. Infants under the age of 2 years are the exception. Once an infant reaches the age of 2 years, the residents will be required to move to a larger unit to comply with the Occupancy Standard.

- It is the responsibility of the resident to notify management of their need to relocate once an infant reaches 2 years of age. Residents will be granted a 6 month grace period to make this move.
- Management will do all in their power to transfer the residents within the property, or to another Realvest property, in order to help them comply with this Standard.

INCOME/EMPLOYMENT REQUIREMENTS

You will be denied if we are unable to verify income that affirms your ability to pay rent.

Verifiable gross monthly household income must equal **2.5 times** the stated monthly rent. (Rent vouchers will be deducted from rent before calculating the income requirement.)

(Verifiable sources include, but are not limited to: current paycheck stub, Alimony/Child Support, Trust Accounts, Social Security, Unemployment Benefits, Welfare, Grant/Loans, rent vouchers from housing assistance programs.)

- If no verifiable income can be provided, **4 times** the stated monthly rent must be available in a bank account.
- Self-employed applicants will be required to show proof of income through copies of the previous year's tax return.
- Students with no verifiable means of income will be denied.

RENTAL REQUIREMENTS

1. Six months of positive, verifiable housing history from a third party landlord is required. If less than 6 months or not a third party, an additional \$250.00* refundable security deposit will be required.
2. Home ownership will be verified through the county tax assessor's office. Mortgage payments must reflect no more than 4 late payments in the past 2 years. Additional late payments will result in denial.
3. Three years of eviction free rental history.
4. Rental history free of documented complaints (noise, etc.)
5. No more than 2 72-hour notices within the past year.
6. No more than 1 NSF check within the past year.

CREDIT REQUIREMENTS

1. No more than 5 outstanding collections, judgements and/or liens in the past 2 years (*exclusive of medical collections*)
2. No identifiable outstanding landlord debt
3. Credit reports reflecting slow-pay on 3 accounts or more will require an additional \$250.00* refundable security deposit.

* Note: In the event an applicant does not fulfill the "Rental Requirements" AND the "Credit Requirements, only one additional \$250 security deposit will be collected.

CRIMINAL HISTORY

Upon receipt of the rental application and screening fee, a search of public records will be conducted to determine if the applicant has been convicted of, pled guilty or no-contest to, any crime.

A conviction, guilty plea or no-contest plea for the following shall be grounds for denial:

- a) Any felony involving injury, kidnapping, death, arson, rape, sex crimes and/or child sex crimes.
- b) Any felony involving property damage, drug related offenses (sale, manufacture, delivery or possession), burglary, robbery or theft where the date of disposition, release or probation occurred within the last 7 years.
- c) Any misdemeanor or gross misdemeanor involving theft, assault, intimidation, domestic violence, sex crimes, drug related offenses (sale, manufacture, delivery or possession), property damage or weapon charges where the date of the disposition, release or probation occurred within the last 5 years.
- d) Any misdemeanor involving criminal trespass, shoplifting, prostitution or related violations where the date of disposition, release or probation occurred within the last 2 years.
- e) More than 2 DUI's within the last 5 years

We will NOT accept comprehensive reusable tenant reports.

DENIAL PROCESS

If your application has been denied and you feel that there are extenuating circumstances for your denial, you should do the following:

1. Correct any information on your credit or criminal record with the appropriate authority.
2. If, after contacting the appropriate authority you are still not satisfied you may write to:
Equal Housing Opportunity Manager
P.O. Box 28
Vancouver, WA 98666

Explain the reasons you believe your application should be approved and request a review of your file. Your file will be reviewed within 7 working days and you will be notified of the outcome.

On-Site Managers do not have the authority to override the recommendations of the screening company or make any change to the rental criteria.