

RENTAL REQUIREMENTS AND APPLICATION

2883 Kincaid Street, Eugene, Oregon 97405

PROPERTY DESCRIPTION

This is an attractive single level home in an outstanding, convenient, quiet and friendly, SE neighborhood near schools, parks, bike path, buses & shopping. It's Spacious with some hardwood floors, fireplace, high ceilings, patio, garden area, alley access and most yard care is included!!

Preferred Date Rental Period to Begin	:	
Non-Refundable Application Fee (cash or money order)	:	\$ 45.00
Rent	:	\$ 1,450.00
Refundable Security Deposit (a higher Security Deposit may be required due to credit, reference or employment issues)	:	\$ 1,500.00
Late Rent Fee (if rent is not paid or at least post marked before the 4th day of the month the rent is due for)	:	\$ 50.00
Returned Check Fee	:	\$ 25.00
Other Fee(s)	:	\$ _____

READ BEFORE YOU BEGIN TO FILL OUT AN APPLICATION

1. Each unmarried adult over age 18 must fill out a separate application. An application fee will be charged for each applicant.
2. All blanks must be filled in otherwise the application will be rejected.
3. You will need a co-signer if you have:
 - A) Less than one year of employment on your present job.
 - B) Less than one year of rental history from non-related sources.
 - C) Inadequate income. Your gross income (before deductions) must be at least 3 times the amount of the rent.

NOTE: A co-signer can not be used in the event of both lack of rental history and lack of income, only one or the other. Co-signers must be gainfully employed, must also meet the same income qualifications as above and must complete a separate application.

4. Each applicant must qualify individually. Applicants can not co-sign for each other nor can applicants share co-signers, even if they are married to each other.
5. Applicants requiring Aid Animals (with doctors written verification) will not be rejected based on owning a pet. Qualifications to rent must follow the same above guidelines.
6. No Pets (other than above).
7. Applicants will need a current valid driver's license with photo or other pre-approved ID.
8. Applicants understand that the cost of having the carpets professionally cleaned will be deducted from their security deposit when they vacate.
9. Applicants agree to maintain the home as 'Non-Smoking' to keep the exterior areas of their apartments free of debris. To not store non-functioning vehicles, car parts, maintenance supplies, collectibles, furniture or any other items on the property, near the unit (or property) or within sight of neighbors. And furthermore, to not cause or allow noise, party, music, pet, foot or vehicle traffic or any other disturbances of any nature to the neighbors from the unit (or property).
10. Applicants agree that, if approved and after moving in, they will notify owner/manager immediately if they notice any standing water, non-working rain gutters or downspouts or any unusual standing water.
11. This application shall be attached to and become part of any subsequent rental agreement.

Refer questions or return applications to:
John Morrison
MORRISON Real Estate
(541) 689-7719

THE FIRST QUALIFIED APPLICANT WILL BE GRANTED THE OPTION TO RENT THE PROPERTY!

APPLICANT'S PERSONAL INFORMATION:

Applicant's Full Name _____
Social Security Number _____
Date Of Birth _____
Driver's License Number and State _____
Email address _____
Phone Number _____
Cell Phone Number _____

Spouse's Full Name _____
Social Security Number _____
Date Of Birth _____
Driver's License Number and State _____
Email address _____
Phone Number _____
Cell Phone Number _____

Present Street Address _____
City, State and Zip Code _____
County _____
How Long _____ From: _____ To: _____
Landlord or Manager _____
Address _____
City, State and Zip _____
Current Rent _____
Landlord or Manager's Phone Number _____
Landlord or Manager's Cell Phone Number _____
Reason for moving _____

Previous Street Address (#1) _____
City, State and Zip Code _____
How Long _____ From: _____ To: _____
County _____
Landlord or Manager _____
Contact Name _____
Address _____
City, State and Zip _____
Phone Number _____
Cell Phone Number _____

Previous Street Address (#2) _____
City, State and Zip Code _____
County _____
How Long _____ From: _____ To: _____
Landlord Or Manager _____
Contact Name _____
Address _____
City, State and Zip _____
Phone Number _____
Cell Phone Number _____

Have you ever been evicted for unpaid rent? If so explain: _____

_____ Have you
ever been evicted for any other reason? If so explain: _____

_____ Have you ever been convicted of a crime? If so explain: _____

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Have you ever filed Bankruptcy? ___ If so explain: _____

Name And Age Of Any Other Persons That Will Occupy The Unit (this is for identification purposes only) _____

APPLICANT'S EMPLOYMENT INFORMATION:

Applicant's Employer _____

Address _____

City, State and Zip _____

Phone _____

Immediate Supervisor Name _____

Immediate Supervisor Phone Number _____

Human Resources Phone Number (if applicable) _____

Position/Job Description _____

How Long _____ From: _____ To: _____

Gross Monthly Income (before any deductions) _____

Job Status (Permanent, Full Time, Part Time, etc.) _____

Applicant's Previous Employer (#1) _____

Address _____

City, State and Zip _____

Phone _____

Immediate Supervisor Name _____

Immediate Supervisor Phone Number _____

Human Resources Phone Number (if applicable) _____

Position/Job Description _____

How Long _____ From: _____ To: _____

Gross Monthly Income (before any deductions) _____

Job Status (Permanent, Full Time, Part Time, etc.) _____

Applicant's Previous Employer (#2) _____

Address _____

City, State and Zip _____

Phone _____

Immediate Supervisor Name _____

Immediate Supervisor Phone Number _____

Human Resources Phone Number (if applicable) _____

Position/Job Description _____

How Long _____ From: _____ To: _____

Gross Monthly Income (before any deductions) _____

Job Status (Permanent, Full Time, Part Time, etc.) _____

Spouse's Employer _____

Address _____

City, State and Zip _____

Phone _____

Immediate Supervisor Name _____

Immediate Supervisor Phone Number _____

Human Resources Phone Number (if applicable) _____

Position/Job Description _____

How Long _____ From: _____ To: _____

Gross Monthly Income (before any deductions) _____

How Long Employed In This Position _____

Spouse' Previous Employer (#1) _____

Address _____

City, State and Zip _____

Phone _____

Immediate Supervisor Name _____

Immediate Supervisor Phone Number _____

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Human Resources Phone Number (if applicable) _____
 Position/Job Description _____
 How Long _____ From: _____ To: _____
 Gross Monthly Income (before any deductions) _____
 Job Status (Permanent, Full Time, Part Time, etc.) _____
 Spouse's Previous Employer #2) _____
 Address _____
 City, State and Zip _____
 Phone _____
 Immediate Supervisor Name _____
 Immediate Supervisor Phone Number _____
 Human Resources Phone Number (if applicable) _____
 Position/Job Description _____
 How Long _____ From: _____ To: _____
 Gross Monthly Income (before any deductions) _____
 Job Status (Permanent, Full Time, Part Time, etc.) _____

APPLICANT'S BANK AND CREDIT REFERENCES:

Bank _____
 Branch _____
 Checking Account # _____
 Savings Account # _____
 Savings & Loan/Other _____
 Branch _____
 Credit Reference #1 _____
 Address _____
 City, State and Zip _____
 Phone _____
 Account Number _____
 Credit Reference #1 _____
 Address _____
 City, State and Zip _____
 Phone _____
 Account Number _____

APPLICANT'S PERSONAL REFERENCES:

Closest Relative (not living with you) _____
 Relationship _____
 Address _____
 City, State and Zip _____
 Phone Number _____
 Cell Phone Number _____
 In Case Of Emergency Contact _____
 Relationship _____
 Address _____
 City, State and Zip _____
 Phone Number _____
 Cell Phone Number _____
 Personal Reference #1 _____
 Relationship _____
 Address _____
 City, State and Zip _____
 Phone Number _____
 Cell Phone Number _____
 Personal Reference #2 _____
 Relationship _____
 Address _____

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Phone Number _____

Cell Phone Number _____

City, State and Zip _____

Phone _____

APPLICANT'S PERSONAL PROPERTY INFORMATION:

Car (make, model and year) _____

License # and State _____

Other Vehicles #1 (motorcycle, RV, boats, etc.) _____

Description _____

License # and State _____

Other Vehicles #2 (motorcycle, RV, boats, etc.) _____

Description _____

License # and State _____

Pets _____

APPLICANT'S SCREENING FEE DISCLOSURE:

1. Tenant Screening or consumer report consists of:
 - a) credit history of seven (7) years including credit standing;
 - b) public records including but not limited to judgments, liens, evictions and status of collection accounts;
 - c) information verification; and/or
 - d) Current obligations and credit ratings.
2. Applicant has the right to dispute the accuracy of any information provided to the landlord by a screening service or credit-reporting agency.

I/We agree to maintain the property as 'non-smoking, that no person or pet not listed herein will reside on the premises and that no motor vehicle, trailer or RV not listed above will occupy off-street parking spaces or be on the premises without the written approval of the manager or owner.

I/We certify the above information is correct and complete and hereby authorize you to make any inquiries you feel necessary to evaluate my/our tenancy and credit standing including, but not limited to, credit checks. I/We agree, unless not allowed by law, that no portion of my/our \$ 45.00 screening fee/deposit is refundable whether my/our application is approved or denied and that no portion of the applicant screening fee/deposit will be credited to any other fees or deposits.

Applicant

Date

Spouse/Co-Applicant

Date

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