

RENTAL REQUIREMENTS AND APPLICATION

1005 Polk Street, Eugene, Oregon 97402

PROPERTY DESCRIPTION

This is a one level, two bedroom, 1 bath duplex unit with refrigerator, range/oven, inside laundry hook-ups, single car garage, easy care yard and it's located in a convenient, close in West side neighborhood that's near downtown, schools, shopping and buses.

Preferred Date Rental Period to Begin (must be filled in)	:	
Non-Refundable Application Fee (per adult)	:	\$ 35.00
Monthly Rent	:	\$ 635.00
Refundable Security Deposit (a higher Security Deposit will be required without good references)	:	\$ 600.00
Late Rent Fee (if rent is not paid or at least postmarked before the 5th day of the month the rent is due)	:	\$ 50.00
Returned Check Fee	:	\$ 15.00
Non-Compliance Fee	:	\$ 50.00
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.
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) A non-garnishable income (social security, retirement, unemployment, grants student loans, savings, etc.).
 - D) Inadequate income. Your gross income (before deductions) must beat 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.
5. Applicants can not co-sign for each other nor can applicants share co-signers, even if they are married to each other.
6. 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.
7. No Pets (other than above).
8. Applicants will need a current valid driver's license with photo or other pre-approved ID.
9. Applicants understand that the cost of having the carpets professionally cleaned will be deducted from their security deposit when they vacate.
10. 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).

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

11.This application shall be attached to and become part of any subsequent rental agreement.

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 _____
Spouse's Full Name _____
Social Security Number _____
Date Of Birth _____
Driver's License Number and State _____
Present Street Address _____
City, State and Zip Code _____
County _____
How Long _____ From: _____ To: _____
Home Phone Number _____ Cell Phone: _____
Email Address _____
Landlord Or Manager _____
Address _____
City, State and Zip _____
Landlord or Manager's Phone Number _____
Reason for Moving _____
Amount of Current Rent _____
Previous Street Address (#1) _____
City, State and Zip Code _____
County _____
How Long _____ From: _____ To: _____
Landlord or Manager _____
Address _____
City, State and Zip _____
Which county is that in _____
Phone Number _____
Previous Street Address (#2) _____
City, State and Zip Code _____
County _____
How Long _____ From: _____ To: _____
Landlord or Manager _____
Address _____
City, State and Zip _____
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: _____

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

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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 _____

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 _____

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 _____

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 _____

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 _____

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 _____

Position/Job Description _____

How Long _____ From: _____ To: _____

Gross Monthly Income (before any deductions) _____

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

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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 _____
In Case Of Emergency Contact _____
Relationship _____
Address _____
City, State and Zip _____
Phone _____
Personal Reference #1 _____
Relationship _____
Address _____
City, State and Zip _____
Phone _____
Personal Reference #2 _____
Relationship _____
Address _____
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 _____

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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, to keep the yard mowed, trimmed, watered and free of all debris 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 \$35.00 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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