

RENTAL REQUIREMENTS AND APPLICATION

157 E 27th Apartments, Eugene, Oregon 97405

PROPERTY DESCRIPTION

Ground level flat, 1 bedroom, 1 bath apartment with refrigerator, range/oven and it's conveniently located near schools, shopping, buses, and Amazon Park/pool.

Preferred Date Rental Period to Begin	:	_____
Non-Refundable Application Fee	:	\$ _____ 35.00
Rent (Pro-Rated To The End Of The Month)	:	\$ _____ 525.00
Refundable Security Deposit (a higher Security Deposit will be required without good references)	:	\$ _____ 400.00
Non-refundable carpet and lock fee	:	\$ _____ 150.00
Late Rent Fee (if rent is not paid or at least post marked by the 5th day of the month the rent is due for)	:	\$ _____ 50.00
Returned Check Fee	:	\$ _____ 25.00
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.
 - C) A non-garnishable income (social security, retirement, unemployment, grants student loans, savings, etc.).
 - D) Inadequate income. your income must beat least 3 times the amount of rent in gross income (before deductions).

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. Anyone in the continental USA can be a co-signer, must also meet the same income qualifications as above and must complete a separate application form.

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

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. Applicants will need a current valid driver's license with photo or other pre-approved ID.
8. No Pets (other than above).
9. Applicants agree to maintain the apartment 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).

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 _____
 How Long _____ From: _____ To: _____
 Landlord or Manager _____
 Address _____
 City, State and Zip _____
 County _____
 Phone Number _____

Previous Street Address (#2) _____

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City, State and Zip Code _____
 How Long _____ From: _____ To: _____
 Landlord or Manager _____
 Address _____
 City, State and Zip _____
 County _____
 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: _____

 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 _____
 County _____
 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 _____
 County _____
 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 _____
 County _____
 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 _____

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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.) _____

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 _____

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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 _____

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 \$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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