

**RENTAL REQUIREMENTS AND APPLICATION**  
**3620 Willamette Street, Eugene, Oregon 97405**

PROPERTY DESCRIPTION

This is an attractive well located, light and bright 2 bedroom, 1 bath duplex with range/oven, refrigerator, dishwasher, neutral colored carpet, carport with storage and it's near buses, Amazon Park and shopping.

Preferred Date Rental Period to Begin	:	_____
Non-Refundable Application Fee (per person)	:	\$ <u>35.00</u>
Rent (Pro-Rated To The End Of The Month)	:	\$ <u>695.00</u>
Refundable Security Deposit	:	\$ <u>600.00</u>
Non-refundable move in fee	:	\$ <u>200.00</u>
Late Rent Fee (if rent is not paid or at least post marked before the 5th day of the month the rent is due for)	:	\$ <u>50.00</u>
Returned Check Fee	:	\$ <u>25.00</u>
Non Compliance Fee	:	\$ <u>50.00</u>
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) Inadequate income. Your income must beat least 3 times the amount of rent in gross income (before deductions). We do not combine incomes of applicants, even applicants if they are married.

**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 and must also meet the same income qualifications as above. A completed application form from the co-signer will need to be submitted with the tenant's application in order for it to be processed.

4. Applicants can not co-sign for each other nor can applicants share co-signers, even if they are married to each other.

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

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 agree to maintain the entire property as 'Non-Smoking'.
9. Applicants will need a current valid driver's license with photo or other pre-approved ID.
10. Applicants agree: To maintain the yard keeping it watered, mowed, edged and weeded. To keep the roof, rain gutters, downspouts and yard free of leaves, limbs, grass clippings, garbage and all other debris. To not store non-functioning vehicles, car parts, maintenance supplies, collectibles, furniture or any other items on the property, near the property or within sight of neighbors. And, to not cause or allow noise, party, music, pet, foot or vehicle traffic or any other disturbance of any nature to the neighbors from the 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 \_\_\_\_\_  
 Email address \_\_\_\_\_

Spouse's Full Name \_\_\_\_\_  
 Social Security Number \_\_\_\_\_  
 Date Of Birth \_\_\_\_\_  
 Driver's License Number and State \_\_\_\_\_  
 Email address \_\_\_\_\_

Present Street Address \_\_\_\_\_  
 City, State and Zip Code \_\_\_\_\_  
 How Long \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_  
 Phone Number \_\_\_\_\_  
 Landlord or Manager \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State and Zip \_\_\_\_\_  
 Landlord or Manager's Phone Number \_\_\_\_\_  
 Reason for moving \_\_\_\_\_  
 Email address \_\_\_\_\_

Previous Street Address (#1) \_\_\_\_\_  
 City, State and Zip Code \_\_\_\_\_  
 How Long \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_  
 Landlord or Manager \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State and Zip \_\_\_\_\_  
 Phone Number \_\_\_\_\_

Previous Street Address (#2) \_\_\_\_\_  
 City, State and Zip Code \_\_\_\_\_  
 How Long \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_

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

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: \_\_\_\_\_

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.) \_\_\_\_\_  
Immediate Supervisor \_\_\_\_\_ Phone: \_\_\_\_\_

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 \_\_\_\_\_

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

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 \_\_\_\_\_  
 City, State and Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Personal Reference #2 \_\_\_\_\_  
 Relationship \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State and Zip \_\_\_\_\_  
 Phone \_\_\_\_\_

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

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

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