



RENTAL APPLICATION

TO BE COMPLETED BY EACH ADULT APPLICANT

ALL UNITS SUBJECT TO AVAILABILITY



REALVEST CORPORATION

PROPERTY NAME / NUMBER Willamette View Apartments 870

UNIT NUMBER _____ ADDRESS CRESTVIEW DR S.

DATE _____ TIME _____

DATE UNIT WANTED _____ UNIT RENT \$ _____ SCREENING CHARGE \$ 40.00

OWNER / AGENT Realvest Asset Management PHONE (503) 378-1265

STREET ADDRESS 1111 Main Street 7th Floor, Vancouver, WA 98660

THIS PROPERTY HAS A SMOKING POLICY YES NO (ASK MANAGEMENT FOR DETAILS)

APPLICANT

APPLICANT NAME _____ EMAIL _____

DATE OF BIRTH _____ SOC. SECURITY # _____ DRIVER'S LICENSE # / STATE _____

PRESENT STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

MOVE-IN DATE _____ APPLICANT PHONE (_____) _____ CELL (_____) _____

CURRENT LANDLORD NAME _____ LANDLORD PHONE (_____) _____

STREET ADDRESS (OR APARTMENT NAME) _____

CITY _____ STATE _____ ZIP _____

APPLICANT FORMER STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

FROM _____ TO _____

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 _____

PRESENT EMPLOYER _____ PHONE (_____) _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

POSITION _____ HOW LONG? (DATE HIRED) _____

GROSS PAY \$ _____ OTHER INCOME \$ _____ SOURCE _____

PREVIOUS EMPLOYER _____ PHONE (_____) _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

POSITION _____ HOW LONG? _____

THE FOLLOWING INFORMATION IS SUBJECT TO CHANGE PRIOR TO EXECUTION OF RENTAL AGREEMENT.

RENT

INITIAL

THE FOLLOWING ARE MAXIMUM AMOUNTS. THE ACTUAL AMOUNT CHARGED WILL DEPEND ON UNIT SIZE, SCREENING RESULTS, AND OTHER FACTORS.

UNIT RENT	\$ _____
1 BEDROOM	\$ <u>625.00</u>
2 BEDROOM	\$ <u>725.00</u>
_____	\$ _____
_____	\$ _____

DEPOSITS

SECURITY DEP. MINIMUM	\$ <u>150.00</u>
SECURITY DEP. MAXIMUM	\$ <u>1,050.00</u> (DEPENDS ON SCREENING RESULTS AND UNIT SIZE)
OTHER PET DEPOSIT	\$ <u>300.00</u>
OTHER	\$ _____
OTHER	\$ _____
OTHER	\$ _____
OTHER	\$ _____

FEES

LATE RENT PAYMENT FEE	\$ <u>50.00</u>
LEASE BREAK FEE (NOT TO EXCEED 1/2 X RENT)	\$ _____
DISHONORED CHECK FEE OF \$25 + BANK CHARGES	_____
SMOKE ALARM/CARBON MONOXIDE ALARM TAMPERING FEE	\$ <u>250.00</u>
NON-COMPLIANCE FEE*	\$ <u>50.00</u>
1. LATE PAYMENT OF UTILITY 2. FAILURE TO CLEAN PET WASTE 3. FAILURE TO CLEAN GARBAGE/RUBBISH 4. PARKING VIOLATIONS OR IMPROPER USE OF VEHICLES *NOT TO EXCEED \$50 PER NON-COMPLIANCE	

APPLICANT'S INITIALS _____

ON SITE RESIDENT MAIN OFFICE (IF REQUIRED)

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REFERENCES

BANK _____ BANK _____

HAVE YOU ESTABLISHED RETAIL CREDIT? YES NO

LIST ALL OTHER OUTSTANDING DEBTS: (ATTACH ADDITIONAL SHEET IF NECESSARY) _____

BALANCE \$ _____ MONTHLY PAYMENT \$ _____

RELATIVE / PARENT _____ PHONE (____) _____

ADDRESS _____

PERSONAL REFERENCE _____ PHONE (____) _____

ADDRESS _____

HAVE YOU EVER BEEN EVICTED? 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 _____

OTHER OCCUPANTS

NAME	DATE OF BIRTH	VEHICLES	MAKE	MODEL	STATE	LICENSE PLATE #
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

OTHER

ANIMALS (SUBJECT TO APPROVAL BY MANAGEMENT) NUMBER & TYPE: _____

DO YOU INTEND TO USE: WATERBED AQUARIUM MUSICAL INSTRUMENT _____

DO YOU HAVE RENTER'S INSURANCE? YES NO

APPROVAL

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 TRI Enterprises, Inc. PHONE (360) 905-0140

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

If the application is approved, applicant will have _____ hours from the time of notification to either 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 _____ PICTURE I.D. VERIFIED _____

OWNER/AGENT X _____ DATE _____

OWNER/AGENT NOTES _____

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 or Green Card.
2. A complete and accurate rental application must be filled out.
3. Each applicant will be required to qualify individually.

OCCUPANCY STANDARD

1. The maximum Occupancy Standard for all Realvest Properties is 2 people per bedroom. Infants under the age of 2 years are the exception to this Standard. Once the infant reaches the age of 2 years, it will be required that occupants of the apartment move to a larger unit to comply with the Occupancy Standard.
2. It is the responsibility of the adult resident to notify management of their need to relocate once the infant reaches 2 years of age. Residents will be granted a six month grace period to make this move.
3. Management will do all in their power to transfer the residents to another apartment within the property, or to another Realvest property if one is available, in order to help them comply with this Standard.

INCOME/EMPLOYMENT REQUIREMENTS

1. Gross monthly household income must equal **2 ½ times** the stated monthly rent.
2. You will be denied if you are unemployed and/or we are unable to verify income that affirms your ability to pay rent or have a qualified co-signer.
3. A current paycheck stub will be required.
4. Some form of verifiable income will be required for unemployed applicants. (*Verifiable income may mean, but is not limited to: Bank Accounts, Alimony/Child Support, Trust Accounts, Social Security, Unemployment Benefits, Welfare, Grant/Loans.*)
5. Self-employed applicants will be required to show proof of income through copies of the previous year's tax return.
6. Students with no verifiable means of income may be accepted with a qualified co-signer. (*Verifiable income may mean, but is not limited to: Bank Accounts, Alimony/Child Support, Trust Accounts, Social Security, Unemployment Benefits, Welfare, Grant/Loans.*)

RENTAL REQUIREMENTS

1. Six months of positive verifiable housing history from a third party landlord is required. If less than six months a qualified co-signer or an additional \$500.00 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 four (4) late payments in the past two (2) years. Additional late payments will result in denial.
3. Three years of eviction free rental history will be required.
4. Rental history demonstrating residency, but not third party rental history, will require an additional \$500.00 refundable security deposit or a co-signer.
5. The application will be denied if rental history demonstrates documented noise or other complaints when the previous manager will not re-rent.
6. Three or more 72-hour notices within the past one-year will result in denial.
7. Two or more NSF checks within the past one year will result in denial.

CREDIT REQUIREMENTS

1. Good credit will be required.
2. Outstanding collections (6 or more) in the past two years being reported on the credit report (*exclusive of medical collections*) will result in denial.
3. Identifiable outstanding landlord debt will result in denial.
4. Credit reports reflecting slow-pay on three accounts or more will require an additional \$500.00 refundable security deposit or a qualified co-signer.

CRIMINAL HISTORY

1. Upon receipt of the rental application and screening fee, a search of public records to determine whether the applicant has been convicted of, pled guilty or no-contest to, any crime.
2. *A conviction, guilty plea or no-contest plea for the following shall be grounds for denial.*
 - a) A conviction, guilty or no-contest plea for 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 seven years.
 - c) Any misdemeanor or gross misdemeanor involving theft, assault, intimidation, 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 five years.
 - d) Any misdemeanor involving criminal trespass, shoplifting, prostitution, or related violations, where the date of disposition, release or probation occurred within the last two years.

CO-SIGNER QUALIFICATIONS

1. Verifiable monthly income must equal a minimum of **6 times** the applicant's rent. (*Verifiable income may mean Bank Accounts & Trust Accounts.*)
2. A positive credit report rating.

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 personal, previous history, credit, or criminal record with the appropriate authority.
2. If, after contacting the screening company you are still not satisfied you may write to:

Equal Housing Opportunity Manager
P.O. Box 28
Vancouver, WA 98666

In the letter, explain the reasons you believe your application should be approved and request a review of your file. Within seven working days of receipt of your letter, your application file will be reviewed and you will be notified of the outcome.

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