

RENTAL APPLICATION (To be completed by each ADULT APPLICANT)

Verified Drivers License or State I.D. <input type="checkbox"/> Yes <input type="checkbox"/> No	FULL REPORT <input type="checkbox"/>	CREDIT PLUS <input type="checkbox"/>	FASTFACTS <input type="checkbox"/>	
<input type="checkbox"/> Co-signer <input type="checkbox"/> W/ Current Tenant <input type="checkbox"/> Section 8 <input type="checkbox"/> Section 42 <input type="checkbox"/> Employee <input type="checkbox"/> Move-in special				

Application Received:				
Management Company	Complex Name	Contact	Telephone ()	
Move In Date	Unit #	Monthly Rent \$	Lease	Referred by

APPLICANT INFORMATION

APPLICANT Last Name	First	Middle	D.O.B.	Social Security #	Drivers License #
ROOMMATE(S) NAME(S)					

CURRENT RESIDENCE

CURRENT Address	Apt #	City	State	Zip	Rent []	Move in date:	Monthly Rent \$	Telephone						
LANDLORD/Mortgage Co. Name					City		State		Zip		Landlord Day Phone		Landlord Evening Phone	
REASON FOR VACATING:				List any roommates you have:										
HAVE YOU GIVEN LEGAL NOTICE AT YOUR CURRENT RESIDENCE? Yes [] No []														

PREVIOUS RESIDENCE

PREVIOUS Address	Apt #	City	State	Zip	Rent []	Move in date:	Monthly Rent \$	Telephone						
LANDLORD/Mortgage Co. Name					City		State		Zip		Landlord Day Phone		Landlord Evening Phone	
REASON FOR VACATING:				List any roommates you had:										

EMPLOYMENT

APPLICANT CURRENT EMPLOYER	Position	Telephone	Supervisor Name	Salary/Month	Date of Hire: MO/YR
APPLICANT PREVIOUS EMPLOYER	Position	Telephone	Supervisor Name	Salary/Month	From: To:
Additional Sources of Income Per Month (List any income to be included for qualification):					
\$ /Month from: PHONE: ()					

ADDITIONAL INFORMATION

APPLICANT Bank Name	Branch	Telephone	Checking Account #	Savings Account #																																												
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List other vehicles to be parked on site: Have you established retail credit? Yes [] No []																																																
Will you be moving in any of the following items?		Do you have renters insurance?		Type & Size of PETS:																																												
Waterbed: Yes [] No []	Aquarium: Yes [] No []	Carrier: _____	Policy#: _____																																													
Have you or any person who will occupy the unit ever been convicted, plead guilty or no-contest to any felony or misdemeanor? No [] Yes [] Describe Offense: _____			Have you ever been evicted? No [] Yes []																																													
EMERGENCY CONTACT	Relationship	Address:		Telephone																																												
Washington Application <input type="checkbox"/> Oregon Application <input type="checkbox"/> APPLICANT SCREENING CHARGE \$ _____																																																

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. If any information supplied on this application is later found to be false, this is grounds for termination of tenancy. Owner/Agent has charged a screening charge as set forth above. Applicant screening entails the checking of the applicant's credit, rental history, employment history, public records and other criteria for residency. The applicant has the right to dispute the accuracy of any information provided to the owner/agent by the screening service or credit reporting agency. Applicant's copy of this signed application shall be the receipt for the screening charge. The screening service is Pacific Screening Inc., P.O. Box 25582, Portland, OR 97298. If the applicant is approved, applicants 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 execute a rental agreement which will provide for the forfeiture of the deposit if applicants fail to execute the rental agreement. If applicants fail to timely take the steps required above, they will be deemed to have refused the unit and the next application for the unit will be processed. Owner / Agent shall have no liability to applicant until such time as a rental agreement is signed by both parties. Applicant acknowledges receipt of a copy of the Criteria for Residency. The information contained in this application is true and complete.

Signed _____ Applicant

Dated _____

**Sienna Pointe
Leasing Criteria**

All applications are reviewed as a household.

Employment Requirements and Income Requirements

1. At least one 1 year of verifiable employment. Household income must be at least 2.5 times the rental rate. An additional security deposit or co-signer will be required if you do not meet this requirement, and/or your income is less than 2.5 times the rental amount.
2. Self-Employed applicants will be verified through credit. Copies of last yrs taxes need to be shown along with bank statements for the last two months.
3. Applications will be denied if we are unable to verify income that reasonably affirms your ability to pay rent.

Rental Requirements

1. Two years of verifiable rental history from a third party/non related landlord. An additional security deposit will be required if you do not meet this requirement.
2. Home ownership will be considered rental history.
3. If Mortgage shows foreclosure, it will be considered negative rental history and a possible denial - unless over 1yr old and/or proof of sale of property is provided, then an additional deposit will be required.
4. Eviction free rental history is required. If you have been evicted/or an eviction shows on the background check, applications will be denied.
5. Rental history reflecting any damage will be denied.
6. Rental history demonstrating documented noise or other disturbance complaints will be denied.
7. Three or more 72hr notices or returned checks within a period of one year will result in denial.
8. Three or more late payments in one year will require additional deposits, and could possibly be a denial.
9. Rental history reflecting balance owing will be denied. (*Unless proof the debt has been settled in full, in which case a full security deposit will be required.*)
10. You may be denied if previous landlords report any of the following disturbances/violations:
 - A. Reports of gambling, prostitution, drug dealing, or drug manufacturing.
 - B. Allowing persons not on the rental agreement to reside on the premises.
 - C. Failing to give proper notice when vacating the property.

Credit requirements

1. Good credit will be required to avoid additional deposits.
2. Credit records showing payments within 30 to 90 days past due will be accept with an additional security deposit.
3. Records showing accounts in collection status will result in additional deposits or possible denial.
4. Open bankruptcy in either chapter 13 or 7 will be denied.
5. Bankruptcies must appear on credit report as dismissed or dismissal papers must be provided to avoid denial of application.
 - A. Any bankruptcy that is dismissed and is under 2 yrs old can be approved with an additional security deposit.
 - B. Any bankruptcy over 2 yrs and is showing dismissed can be approved without an additional deposit as long a current credit history has been re-established and is good standing.
6. Any utilities in collections must be paid in full/show proof of paid in full or application will be denied.
7. Consumer credit reports will be obtained from: Pacific Screening. The credit-reporting agency does not make the decision to take adverse action and it is unable to provide the specific reason why adverse action is taken. You have a right to obtain a free copy of your credit history within 60 days of being notified that adverse action was taken. You also have the right to dispute the accuracy or completeness of any information in the credit report.

Criminal Policy

1. Any criminal activity from any time that is reported as a felony charge will result in an automatic denial. No exceptions.
2. Any criminal activity in any form of sexual crime, drug crime, weapon crime, crime against person or property will be denied regardless of felony or Class A misdemeanor classification.
3. Any Class B or C misdemeanors that are over 7 years old and not a sex crime or assault crime it will be reviewed on a case by case matter by the property manager with the possibility of an additional deposit required.

Pet Policy

1. We will allow up to two pets per apartment home.
2. We allow indoor cats only and mature dogs up to 45lbs and only after a pet interview of the dog is conducted.
3. No aggressive breeds or aggressive breed mix will be allowed to dwell in the community.
4. Management reserves the right to deny any pet for any reason.

Rejection Policy

1. If your application is rejected due to unfavorable information on your background investigation, you will be notified by phone and/or mail. You may contact the credit-reporting agency to identify who is reporting unfavorable information.

Occupancy Policy

1. The tenant agrees that the Apartment will be occupied as a private residence by only the following persons (except for a guest of Tenant who may visit Tenant for a period not to exceed (1) two weeks in any one visit, and (2) three weeks in any calendar year. The tenant agrees that no more than two person(s) may occupy a one-bedroom home, and no more than four person(s) may occupy a two-bedroom home.

Revised 11/14/2007

By signing below you acknowledge that you have read, understand, and have received a copy of this Leasing Criteria.

Signature of Applicant: _____ Date: _____
Initials of Leasing Agent: _____