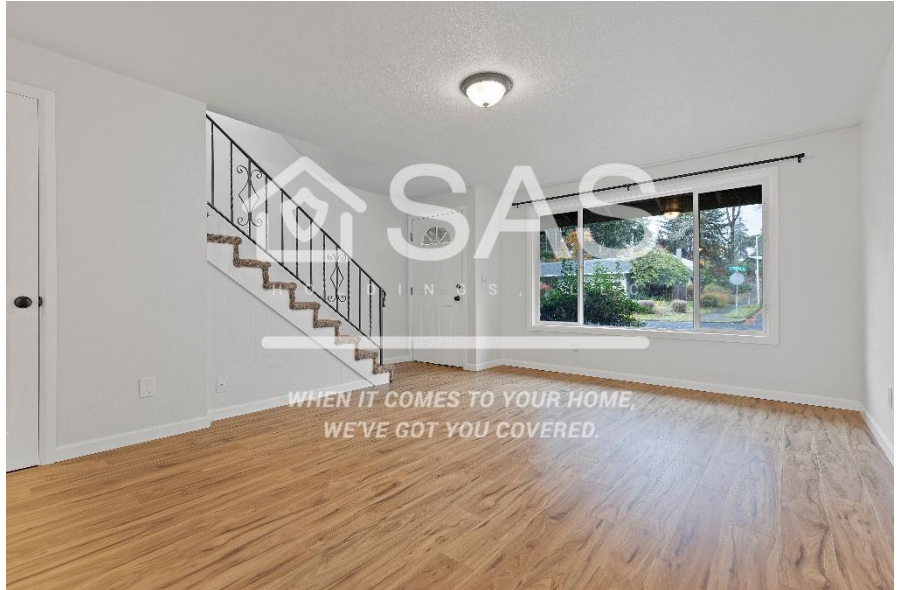


7650 SW Bel-Aire Dr. – Beaverton OR 97008 – No Smoking

**Large 2 Bedroom/1.5 Bathroom – 1,032 sq ft – 11/2024
\$2,400 Monthly, \$2,500 Deposit – No Property Management
Washer/Dryer Included – Dog/Cat Friendly – Any Size/Any Breed**

INTERIOR PHOTOS ARE OF NEXT DOOR UNIT DUE TO REMODEL – SIMILAR LAYOUT



- High efficiency heating & A/C, save \$\$ on utilities
- **Fully fenced yard**
- Deep garage – lots of storage
- Walk & bike friendly location
- Great freeway access
- Near Fanno Creek Trail

Spacious Fenced Duplex Unit with garage
Laundry room with washer/dryer included. Air Conditioning, fenced yard, double pane vinyl windows

Looking for long term renters for great unit

Yard Maintenance & Garbage service included



QR Code

Steven Schafer
(503) 863-1593

steven@sasholdingsllc.com

www.sasholdingsllc.com



We do business in accordance with the federal fair housing law. It is illegal to discriminate against any person because of race, religion, sex, handicap, familial status or National Origin

APPLICANT CRITERIA AND SCREENING POLICIES



REQUIREMENTS

IDENTIFICATION

Applicant(s) must provide at least one piece of state issued photo ID & social security card.

INCOME

Applicant, or combined applicants, must gross at least 2.5 times the monthly rent. Each applicant must have 3 years of verifiable income.

RENTAL HISTORY

Each applicant must have a verifiable current and 2 previous address(es) and must have a satisfactory rental reference from their current and previous landlords for the past 2 years.

We may obtain a Credit Report. We may conduct a search of Public Records, including but not limited to judgments, liens, evictions, criminal and status of collection accounts. We may contact your previous rental references. We may contact your employer to verify your income and your personal references as provided in your application.

If Applicant does not meet all criteria, then we may deny the application, require a co-signer and/or require a larger security deposit.

Prior to a final determination of a denial based on criminal background, the applicant has the right to an individualized assessment based on: a) The nature and severity of the incidents that would lead to a denial; b) The number and type of incidents; c) The time that has elapsed since the date the incidents occurred; and d) The age of the individual at the time the incidents occurred.

An application may be denied for one or more of the following reasons.

Check all that apply:

- Any general judgment of restitution (eviction) less than 5 years old.
- A pending eviction action that has not resulted in a general judgment of dismissal or judgment in favor of the applicant at the time the application is submitted.
- Conviction of a sex offense within the last 7 years.
- Conviction of a crime against a person within the last 7 years.
- Conviction of a drug related crime within the last 7 years; that is presently illegal in this state.
- Conviction of identity theft or check forgery within the last 7 years.
- Conviction of any other crime if the conduct for which the applicant was convicted is of a nature that would adversely affect the property of the landlord or other tenants or the health, safety or right to peaceful enjoyment of the premises of the residents, the landlord or the landlord's agents within the last 7 years.
- An arrest and subsequent charge against the applicant involving any of the criminal offenses for which a conviction would be grounds for denial if the charges have not been dismissed at the time the application is submitted; and the applicant is not presently participating in a diversion, conditional discharge or deferral of judgment program on the charges.
- Applicant has an undisclosed or un-permitted pet.
- Unpaid utility bills or collection accounts in excess of \$0.
- Judgment or outstanding collection from a landlord.
- Unable to verify information as provided by the applicant.
- Poor rental history.
- Insufficient income or employment history.
- Inaccurate or false information from the applicant
- Unsatisfactory credit report, more than 0 accounts reported past due.
- Unsatisfactory credit report, Decision Point score below 75.
- Unsatisfactory credit report, Credit Score below _____.
- Incomplete application.
- Other _____

BACKGROUND

PETS

Pets are strictly prohibited or are limited to the following with additional security deposit:
Additional Security Deposit is \$0 per approved pet.

DISCLOSURES

SCREENING CHARGE

Owner/Agent is charging an application Screening Charge of \$ 70 per applicant/adult. This charge is non refundable unless the Owner/Agent does not screen the applicant.

RIGHT TO DISPUTE

You have the right to dispute the accuracy of any information provided to the Owner/Agent by a screening service or a credit reporting agency and you have the right to appeal a negative determination, if any right to appeal exists.



APPLICATION TO RENT



Check here if Application to Co-Sign

Rental Address 7650 SW Bel Aire Dr., Beaverton OR 97008 Unit # _____

Date: ____ Time: _____ Move-in Date: ____ Photo I.D.? _____ # of Units Available 1

APPLICANT INFORMATION

Applicant Name: _____ Telephone: _____
First Middle Last

E-mail Address: _____ Cellular: _____

SSN #: _____ Birth Date: _____ Driver's License, State and #: _____

• **Current Address:** _____ # _____ City: _____ State: _____ Zip: _____

Since: _____ Why are you moving? _____

Current Landlord: _____ Rent Amount \$ _____ Telephone: _____

• **Previous Address:** _____ # _____ City: _____ State: _____ Zip: _____

From: _____ To: _____ Why did you move? _____

Previous Landlord: _____ Rent Amount \$ _____ Telephone: _____

• **Previous Address:** _____ # _____ City: _____ State: _____ Zip: _____

From: _____ To: _____ Why did you move? _____

Previous Landlord: _____ Rent Amount \$ _____ Telephone: _____

• **Previous Address:** _____ # _____ City: _____ State: _____ Zip: _____

From: _____ To: _____ Why did you move? _____

Previous Landlord: _____ Rent Amount \$ _____ Telephone: _____

Have you ever: Been Evicted? Yes No; Been sued by a Landlord? Yes No; Filed Bankruptcy? Yes No; Been convicted, or pleaded guilty or no contest to a crime? Yes No; If you checked yes to the previous question you have the right to individualized assesment. If you checked yes to any of the previous questions please explain what occured and when it occurred: _____

EMPLOYMENT/INCOME

Current **Previous Employer:** _____ How Long? _____

Employer Address: _____ City: _____ State: _____ Zip: _____

Supervisor: _____ Telephone: _____

Job Title: _____ Gross (per month): \$ _____ Full-time Part-time

Current **Previous Employer:** _____ How Long? _____

Employer Address: _____ City: _____ State: _____ Zip: _____

Supervisor: _____ Telephone: _____

Job Title: _____ Gross (per month): \$ _____ Full-time Part-time

Current **Previous Employer:** _____ How Long? _____

Employer Address: _____ City: _____ State: _____ Zip: _____

Supervisor: _____ Telephone: _____

Job Title: _____ Gross (per month): \$ _____ Full-time Part-time

Other Income (per month): \$ _____ Source: _____ Telephone: _____

Other Income (per month): \$ _____ Source: _____ Telephone: _____

REFERENCES

• **Emergency Contact:** _____ Telephone: _____

Name Address Relationship

• **Personal Reference:** _____ Telephone: _____

Name Address Relationship

• **Personal Reference:** _____ Telephone: _____

Name Address Relationship

PROPERTY

• **Automobile Make:** _____ **Model:** _____ **Year:** _____ **License#:** _____ **State:** _____

• **Automobile Make:** _____ **Model:** _____ **Year:** _____ **License#:** _____ **State:** _____

• **Other Vehicles/Boats:** _____ **Model:** _____ **Year:** _____ **License#:** _____ **State:** _____

Do you own: Water-Filled Furniture: Yes No Fish Tank or Aquarium? Yes No

PET #1
Type: _____ Size: _____ Weight: _____
Has the Pet ever injured anyone or damaged anything? Yes No

PET #2
Type: _____ Size: _____ Weight: _____
Has the Pet ever injured anyone or damaged anything? Yes No

Comments & Explanations from Applicant: _____

For identification purposes only, please list names and dates of birth for all persons that will be occupying the unit.

Name _____ Date of Birth _____
Name _____ Date of Birth _____
Name _____ Date of Birth _____

Name _____ Date of Birth _____
Name _____ Date of Birth _____
Name _____ Date of Birth _____

Monthly Rent: \$ 2400 Security Deposit: \$ 2500 Last Month's Rent Deposit: \$ 0

Additional Security Deposit for Pet \$ 0 Additional Rent (Pet) \$ 40

*The above deposits may be increased in the rental agreement, if (a) the applicant does not meet all screening criteria, (b) the Landlord agrees to approve the application, subject to the payment of additional deposits, and (c) the applicant agrees to sign a rental agreement containing the additional deposits.

NON-REFUNDABLE FEES: (Check all that apply)

- Late Charge of \$ 240 or \$ _____ per day (until the end of the month) or \$ _____ every five days (until the end of the month)
Smoke alarm, smoke detector or carbon monoxide alarm tampering fee of \$ 250
Dishonored Check Fee: \$35.00 plus any charges bank imposes on Landlord
Early lease termination (May not exceed 1 1/2 times the monthly rent) of \$ _____
\$ _____ (\$50.00 if left blank*) for late payment of utility or service charge that is paid directly to the Landlord (per occurrence)
\$ _____ (\$50.00 if left blank*) for failure to clean up pet, service or companion animal waste, garbage, rubbish or other waste from outside of the dwelling unit (per occurrence)
\$ _____ (\$50.00 if left blank*) for improper use of vehicle within the premises (per occurrence)
\$ _____ (\$50.00 if left blank*) for parking violations (per occurrence)

*Note: The foregoing noncompliance fees apply to a second violation and may not exceed \$50.00. Third or subsequent violations will result in a non compliance fee, not to exceed \$50.00, plus 5% of the rent. Third or subsequent violations will result in a noncompliance fee of \$ _____ (\$50.00 if left blank) plus 5% of the rent.

- \$ _____ (\$250.00 if left blank) for keeping on the Premises an unauthorized pet capable of causing damage to persons or property, as described in ORS 90.405. This noncompliance fee only applies to a second or any subsequent violation and may not exceed \$250.00.
\$ _____ (\$250.00 if left blank) for smoking in a clearly designated nonsmoking unit or area of the Premises. This noncompliance fee only applies to a second or any subsequent violation and may not exceed \$250.00.

Check If Applicable: The Landlord requires tenant to obtain and maintain renter's liability insurance in the amount of \$ _____ (if left blank, \$100,000.00). Landlord may require proof of insurance prior to entering into a written rental agreement. Tenant is not required to obtain renter's liability insurance if Tenant's household income is less than 50% of the median income for the area adjusted for family size and determined by the State Housing Council or the dwelling unit occupied by Tenant has been subsidized with public funds except housing assistance payments not tied to the dwelling unit, such as under 42 U.S.C. 1437f (e.g.Section 8).

Screening Fee \$ 70 (If paid, Applicant acknowledges receiving a copy of Landlord's applicant screening guidelines, and has been told the number of units available or that will be available in the near future for rent in the area and of the type sought by the Applicant and the number of applications accepted and under consideration for those units). Applicant Initials _____

NOTICE:

Tenant Screening Entails the following (check all that apply):

- Tenant Screening Service
Credit Reporting
Public Records Search
Rental History Verification
Employment Verification
Personal Reference Verification

I hereby certify that the information given to evaluate my application for tenancy is correct and complete. I authorize you to make any and all inquiries you feel necessary to evaluate my application for housing including, but not limited to, a Credit Report, Eviction Report and Criminal Report. I further understand that any false or incomplete information is grounds for immediate rejection of this application. I also understand that I have the right to dispute the accuracy of information provided by the tenant screening service or credit reporting agency who will be contacted for information concerning this application.

Applicant _____ Date _____

103 (02/15)

APPLICANT SCREENING CHARGE RECEIPT



DATE: ___ - ___ - ___

APPLICANT NAME(S): _____

APPLICANT CURRENT ADDRESS: _____ UNIT# _____

CITY: _____ STATE: _____ ZIP: _____

RENTAL ADDRESS: 7650 SW Bel Aire Dr. UNIT# _____

CITY: Beaverton STATE: OR ZIP: 97008

AMOUNT OF SCREENING CHARGE: \$ 70

The Applicant Screening Charge is non-refundable. However, if we fill the vacant rental unit (s) before screening your application or do not conduct screening of your application, we will refund the screening charge to you at your current address as indicated above.



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X _____
Landlord/Owner/Agent Date

SMOKING POLICY



DATE: ___ ___ ___

TENANT NAME(S): _____


RENTAL ADDRESS: 7650 SW Bel Aire Dr _____ UNIT# _____

CITY: Beaverton _____ STATE: OR _____ ZIP: 97008 _____

SMOKING IS: Allowed; Not allowed; Not allowed in the dwelling; Allowed only in designated areas

- This policy is an addendum to the rental agreement. A breach of this policy by tenant(s) is a material breach of the rental agreement and may subject tenant to a fee for non compliance under ORS 90.302 or termination under ORS 90.392.
- For purposes of this policy, smoking is defined as igniting, burning, boiling, lighting, heating, inhaling, exhaling, breathing, carrying or disposing of any lighted/ignited cigar, cigarette, marijuana, e-liquid, controlled substance, e-cigarette or other similar product.
- Tenant(s) agree that smoking is only permitted as detailed above and agree to conduct themselves and their guests in a manner consistent with the above limitations. Tenant(s) agree to notify all household members and guests of the above-smoking policy.
- If the policy stated above limits smoking only to designated areas of the property the landlord shall post signs in the common areas of the property restricting smoking to such designated areas, and Tenant shall comply with any such signage.
- If the policy stated above permits smoking, whether or not on a limited basis or solely in designated areas, Tenant shall not cause or allow such smoking activity to interfere with any other Tenant's or guest's quiet use and enjoyment of his/her/their premises and/or any common area.
- Landlord does not warrant the premises will be free of smoke or second-hand smoke, nor does landlord warrant that the air quality in the premises will be different than any other surrounding area as a result of this smoking policy.
- If smoking is allowed only in designated areas, those areas are identified as follows: _____

X _____	X _____	X _____
Landlord/Owner/Agent	Date Tenant	Date Tenant

	X _____	X _____
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