

**11200 SW 83<sup>rd</sup> Ave. – Tigard OR 97223 – No Smoking**

**Large 3 Bedroom/2 Bathroom with 2 Car Garage – 1,258 sq ft  
\$3,000 Monthly, \$2,500 Deposit – No Property Management  
Washer/Dryer Included – Dog/Cat Friendly – Any Size/Any Breed**



- Solar, A/C & Heat Pump - Save \$\$ on utilities
- **EV Charger Level 2 Outlet**
- **Large fenced yard & Large shed**
- Excellent parks nearby
- **Walk & bike friendly location**
- Great freeway access (217 & I5) – Close to Downtown Portland

**High Efficiency Single Level Lifestyle House**

Laundry room with washer/dryer included. Tankless hot water. Tons of storage & working fireplace. Easy kitchen access to large deck for entertaining

Looking for long term renters for great house

**Yard Maintenance & Garbage service included**



QR Code

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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 \$ 80 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 11200 SW 83rd Ave Tigard, OR. 97223 Unit # \_\_\_\_\_

Date: \_\_\_\_ Time: \_\_\_\_\_ Move-in Date: \_\_\_\_ Photo I.D.? \_\_\_\_\_ # of Units Available \_\_\_\_\_

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 ocured 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: \$ 3000 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 \$ 300 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 \$ 4500
\$ \_\_\_\_\_ (\$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: 11200 SW 83rd Ave \_\_\_\_\_ UNIT# \_\_\_\_\_

CITY: Tigard \_\_\_\_\_ STATE: OR \_\_\_\_\_ ZIP: 97223 \_\_\_\_\_

**AMOUNT OF SCREENING CHARGE: \$ 80**

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: 11200 SW 83rd Ave \_\_\_\_\_ UNIT# \_\_\_\_\_

CITY: Tigard \_\_\_\_\_ STATE: OR \_\_\_\_\_ ZIP: 97223 \_\_\_\_\_

**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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