



ALLENORTH PROPERTIES LLC 340 'A' STREET – SUITE 6  
ASHLAND, OR 97520  
541-201-8881  
WWW.ALLENORTH.COM

## RENTAL APPLICATION

Date: _____		Application Fee Paid (circle one):		Cash	Credit	Square	Check
First Name _____		Middle Initial _____		Last Name _____			
Email _____		Home Phone _____		Cell Phone _____			
Work Phone _____							
Desired Rental Property Address _____				Desired Move in Date _____			
Current Address _____		City _____		State _____		Zip Code _____	
Length at address _____ / _____ Yrs/Mos		Rent \$ _____					
Manager Name _____		Manager Phone _____					
Previous Address (if less than 2 years at current address) _____						Duration _____	
Date of Birth _____ (MM/DD/YYYY)		Social Security Number _____		Driver License Number _____		State _____	
Employer _____		Address _____					
Position _____		\$ _____ Monthly Salary		_____ / _____ Time at Current Job (Yrs/Mos)			
Supervisor _____		Title _____		Phone _____			
Previous Employer _____		\$ _____ Other Income		_____ Source			

Have you had a prior eviction? (circle one)	YES	NO
Have you had a bankruptcy filing? (circle one)	YES	NO
Do you have a criminal history of felony? (circle one)	YES	NO
Do you have any pets that would occupy the residence? Yes <input type="checkbox"/> No <input type="checkbox"/>		
If Yes to Above... NOTE: This provision does not imply that pets are allowed.		
Breed _____	Size _____	Weight _____
Breed _____	Size _____	Weight _____
Additional person(s) living in the household, including family: _____		
Automobile Make: _____	Color: _____	Plate Number: _____
Additional Vehicles: _____		
Personal References:		
Name: _____	Phone: _____	
Name: _____	Phone: _____	
Person to notify in case of emergency: _____	Phone: _____	

**CONSENT TO CREDIT CHECK**

I, We, \_\_\_\_\_, the undersigned applicant(s) authorize AlleNorth Properties LLC, to order and review my/our credit and criminal history and investigate the accuracy of the information contained in the application. I/We further authorized all banks, employers, creditors, credit card companies, references, and any and all other persons to provide to AlleNorth Properties LLC any and all information concerning my/our credit.

NOTE: The screening charge is per applicant and non-refundable. Application(s) will NOT be processed without receipt of a screening fee. If another application is accepted prior to your application, your application may be used for other available properties.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

AlleNorth Properties LLC complies with all Federal and State laws regarding discrimination and does not discriminate based upon age, sex, race, marital status, religion, national origin, or other prohibited classifications.

If this application is approved, Tenant must make the security deposit and sign the lease before tenancy begins. The completion of this application by Tenant and the acceptance of this application by AlleNorth Properties LLC creates no obligation of AlleNorth Properties LLC to approve the application. If applying as married, all persons who will sign the lease agreement must sign and initial all pages of this rental application.

By your signature hereon, you agree that the information disclosed by you herein is true, complete and accurate to the best of your knowledge, and you agree that the information disclosed by you herein is material to Allenorth Properties' decision with respect to granting or denying your application to enter into a lease agreement.

## **SCREENING CRITERIA**

1. Rentals are granted to the first person who provides a complete, legible application, and all pertinent information is able to be verified and approved. Completed applications are dated as they are received. If, after a good faith effort, an item on your application is unable to be verified, we will go to the next completed application.
2. The combined total gross income of the applicants must be at least three times the amount of the monthly rent.
3. Your income will be verified and its stability assessed. Income stability is based on no more than two (2) changes of income in the past two (2) years. Applicants can assist the verification process by:
  - a. Providing a copy of most recent pay stub.
  - b. Providing the information necessary to contact your employer, and authorizing the employer to verify the amount of income and length of employment.
  - c. If applicants are self-employed, provide copies of the past two years tax returns. Copies of the 1040, and where appropriate, Schedule B, C or D.
  - d. If applicant is retired, provide copies of pension statements, social security statements, tax returns, and/or other supporting documents.
  - e. If applicants receive public assistance (and wish this income to be considered), provide copies of award letters or other supporting documentation.
  - f. If applicant receives alimony or child support (and wish this information to be considered), provide copies of court awards, and bank statements. Both the amount and the dependability will be verified.
4. Only a decided number of people are to live in the unit. The application must state clearly who (names and dates of birth are required) will be living there.
5. Preferably, two (2) of the applicant's previous landlords, in sequence, will be referenced. This generally refers to the applicant's current and previous landlord. A minimum of two years rental history is required. Family members are not considered rental references. The applicant must provide the information necessary to contact these references. Applicant's previous rental history is the most straightforward indication of tenant's responsibility in the future.
6. Rental history reflecting any past due and unpaid balances to a landlord will result in denial of the application except for unpaid rent, including rent reflected in judgments or referrals of debt to a collection agency, that accrued on or after April 1, 2020 and before March 1, 2022.
7. A lapse in rental history is cause for denial, unless otherwise verified.
8. Applicants may be asked for a viewing of their current residence. If residences are excessively unkempt, the application may be denied.
9. Applicants will be screened for previous evictions. While some exceptions may be made in rare cases, eviction is cause for denial of the application, except for eviction judgements entered on claims that arose on or after April 1, 2020 and before March 1, 2022.
10. Credit, criminal, and court records will be checked:
  - a. Current use of illegal drugs is reason for denial.
  - b. Conviction for manufacture or sale of controlled substances is reason for denial.
  - c. Conviction for most felony and misdemeanor crimes against people and property are reasons for denial.
11. If the applicant's demeanor during the application process is overly aggressive, confrontational, rude, unprofessional, or un-neighborly, the application may be denied.
12. If the applicant is unable to meet one of the above criteria, consideration of an additional deposit or co-signer may be required.
13. If the applicant is approved for a rental with a pet, the deposit will be increased by a flat fee based on the size of the pet.
14. If the applicant is approved for a rental with a pet, copies of the pet's license and immunization records will be required.
15. All tenants are to have and maintain renter's insurance for the entire tenancy, which is to include a rider for property management to be notified in the event of cancellation of the policy.
16. Tenants are required to have a vacuum.
17. Tenants not having mail delivered to their residence must provide a P.O. Box number.
18. Applicants will be required to show picture ID, which must include a signature. A photocopy will be made to attach to the application.
19. Unsigned applications will not be considered.

## **AFTER THE SCREENING**

1. If you are in first position, every reasonable attempt will be made to screen the application within 48 hours of contacting you. If you have applied online, please call to verify we have received your application. The screening process may take longer based on the availability of provided references.
2. If you are not the chosen applicant, you will not be notified. Please feel free to contact us.
3. If the applicant is approved, the reservation deposit must be received within two (2) days of acceptance. A date will then be set to sign the rental agreement, pay the first month's rent, provide the security deposit and confirm a move-in date.