

Rental Application for Residents and Occupants

*Each co-applicant and each occupant 18 years old and over must submit a separate application.
Spouses may submit a single application.*



Date when filled out: _____

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| <p>ABOUT YOU Full name (exactly as on driver's license or govt. ID card) _____</p> <p>Your street address (as shown on your driver's license or government ID card): _____</p> <p>Driver's license # and state: _____ OR govt. photo ID card #: _____</p> <p>Former last names (maiden and married): _____</p> <p>Your Social Security #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex _____ Eye color: _____</p> <p>Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No Do you or any occupant smoke? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>Will you or any occupant have an animal? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>Kind, weight, breed, age: _____</p> | <p>YOUR RENTAL/CRIMINAL HISTORY Check only if applicable. Have you, your spouse, or any occupant listed in this Application ever: <input type="checkbox"/> been evicted or asked to move out? <input type="checkbox"/> moved out of a dwelling before the end of the lease term without the owner's, landlord's, or manager's consent? <input type="checkbox"/> declared bankruptcy? <input type="checkbox"/> been sued for rent? <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> been convicted (or received an alternative form of adjudication equivalent to conviction) of a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime? Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You represent the answer is "no" to any item not checked above.</p> <p>_____</p> <p>_____</p> <p>_____</p> |
| <p>Current home address (where you now live): _____</p> <p>City/State/Zip: _____</p> <p>Home/cell phone: (____) _____ Current rent: \$ _____</p> <p>Email address: _____</p> <p>Name of apartment where you now live: _____</p> <p>Current landlord or manager's name: _____</p> <p>Their phone: _____ Date moved in: _____</p> <p>Why are you leaving your current residence? _____</p> | <p>YOUR SPOUSE Full name: _____</p> <p>Former last names (maiden and married): _____</p> <p>Spouse's Social Security #: _____</p> <p>Driver's license # and state: _____ OR govt. photo ID card #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex _____ Eye color: _____</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (____) _____</p> <p>Position: _____</p> <p>Date began job: _____ Gross annual income is over: \$ _____</p> <p>Supervisor's name and phone: _____</p> |
| <p>Your previous home address: _____</p> <p>City/State/Zip: _____</p> <p>Apartment name: _____</p> <p>Name of above landlord or manager: _____</p> <p>Their phone: _____ Previous monthly rent: \$ _____</p> <p>Date you moved in: _____ Date you moved out: _____</p> | <p>OTHER OCCUPANTS Names of all persons under 18 and other adults who will occupy the unit without signing the lease. Continue on separate page if more than three.</p> <p>Name: _____ Relationship: _____</p> <p>Sex _____ DL or govt. ID card # and state: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex _____ DL or govt. ID card # and state: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex _____ DL or govt. ID card # and state: _____</p> <p>Birthdate: _____ Social Security #: _____</p> |
| <p>YOUR WORK Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (____) _____</p> <p>Position: _____</p> <p>Your gross annual income is over: \$ _____</p> <p>Date you began this job: _____</p> <p>Supervisor's name and phone: _____</p> | <p>YOUR VEHICLES List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.). Continue on separate page if more than three.</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License #: _____ State: _____</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License #: _____ State: _____</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License #: _____ State: _____</p> |
| <p>Previous employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (____) _____</p> <p>Position: _____</p> <p>Gross annual income was over: \$ _____</p> <p>Dates you began and ended this job: _____</p> <p>Previous supervisor's name and phone: _____</p> | <p>EMERGENCY Emergency contact person over 18, who will not be living with you:</p> <p>Name: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (____) _____ Home phone: (____) _____</p> <p>Relationship: _____</p> |
| <p>YOUR CREDIT HISTORY Your bank's name, city, state: _____</p> <p>_____</p> <p>List major credit cards: _____</p> <p>Other non-work income you want considered. Please explain: _____</p> <p>_____</p> <p>Past credit problems you want to explain. (Use separate page.)</p> | <p>AUTHORIZATION I or we authorize (owner's name) _____</p> <p>LIPT Ash Meadows Lane, LLC</p> <p>_____</p> <p>to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.</p> <p>Applicant's signature _____</p> <p>Spouse's signature _____</p> <p style="text-align: center;"><i>Applicant must also sign on the next page of this Application.</i></p> |
| <p>WHY YOU APPLIED HERE Were you referred? <input type="checkbox"/> Yes <input type="checkbox"/> No.</p> <p><i>If yes, by whom:</i></p> <p>Name of locator or rental agency: _____</p> <p>Name of individual locator or agent: _____</p> <p>Name of friend or other person: _____</p> <p>Did you find us on your own? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, fill in information below:</i></p> <p><input type="checkbox"/> On the Internet <input type="checkbox"/> Stopped by <input type="checkbox"/> Newspaper (name): _____</p> <p><input type="checkbox"/> Rental publication: _____</p> <p><input type="checkbox"/> Other: _____</p> | |

Contemplated Rental Agreement Information

To be filled in only if the Rental Agreement is not signed by resident(s) at time of application for rental.

The Rental Agreement to be used must be the latest version published by the National Apartment Association for Oregon unless an earlier version is initiated by resident(s) and attached to this Application. The blanks in the Rental Agreement will contain the following information:

- Names of all residents who will sign Rental Agreement _____

- Name of Landlord/Lessor LIPT Ash Meadows Lane, LLC
- Property name and type of dwelling (bedrooms and baths) _____
- Complete street address 8750 SW Ash Meadow Rd.
City/State/Zip Wilsonville, OR 97070
- Names of all other occupants not signing Rental Agreement (persons under age 18, relatives, friends, etc.) _____
- Total number of residents and occupants _____
- Beginning date and ending date of Rental Agreement _____
- Rent to be paid at (check one) on-site manager's office or at _____
- Prorated rent for: first month or second month \$ _____
- Monthly rental due date _____
- Late charges due if rent is not paid on or before the fourth (4th) day of the month;
- (Check one): furnished or unfurnished;
- Utilities paid by owner (check all that apply): electricity, gas, water, wastewater, trash, cable TV, master antenna;
- You are (check one): required to purchase personal liability insurance or not required to purchase personal liability insurance; If you are required to purchase renter's liability insurance, then the required amount of insurance is \$ _____ (\$100,000.00, if left blank)
- Special provisions regarding parking, storage, etc.: (see attached page if necessary: _____

LIST OF APPLICABLE CHARGES:

- RENTS:
 - Rent Due at Move-In/Renewal: \$ _____
 - Second Rent Payment: \$ _____
 - Monthly Stated Rent: \$ _____
 - Additional Rent (Pet): \$ _____
 - Additional Rent (Other): \$ _____
- DEPOSITS:
 - Total Security Deposit: \$ _____
 - Additional Security Deposit (Pet): \$ _____
 - Execution Deposit: \$ _____
 - Other Security Deposits (Describe): \$ _____
- FEES:
 - Early Termination Fee: (1.5 times the monthly rent if left blank. If not applicable, insert "0.") \$ _____
 - Dishonored Check Fee: (\$35.00, if left blank) plus any charges bank imposes on Landlord \$ _____
 - Smoke Alarm/Carbon Monoxide Alarm Tampering Fee: \$ 250.00
 - Noncompliance Fees (not to exceed \$50.00 for a second noncompliance, or \$50.00 plus five percent of the monthly rent amount, for a third or subsequent noncompliance. The foregoing noncompliance fees are only for second violations. Additional noncompliance fees may be due for third or subsequent noncompliances.):
 - Late Payment of a Utility: \$ _____
 - Failure to Clean Pet Waste: \$ _____
 - Failure to Clean Rubbish/Garbage: \$ _____
 - Parking Violations or Other Improper use of Vehicle: \$ _____
 - Smoking in Clearly Designated Nonsmoking Unit or Area of Premises \$ _____
 - Unauthorized Pet Fee:
 - Keeping on the Premises an Unauthorized Pet Capable of Causing Damage to Persons or Property: \$ _____
 - Late Charge (Late Rent Payment Fee): \$ _____
 - Other Fees (Describe): \$ _____
- OTHER MONTHLY CHARGES (Describe): \$ _____

Application Agreement

1. **Rental Agreement Information.** The Rental Agreement contemplated by the parties is attached or, if no Rental Agreement is attached, the Rental Agreement will contain the Rental Agreement information noted above. Special information and conditions must be explicitly noted on an attached Rental Agreement or in the Contemplated Rental Agreement information above.
2. **Screening Charge (nonrefundable).** You have delivered to our representative a screening fee in the amount indicated below, and this payment defrays the cost of administrative paperwork and investigation. Except as otherwise provided by applicable law(s), it is nonrefundable.
3. **Approval When Rental Agreement Is Signed in Advance.** If, after you have been successfully screened, a deposit to secure the execution of a rental agreement has been paid, we will then credit said deposit in accordance with the agreement pertaining to the deposit to secure the execution of a rental agreement.
4. **If You Fail to Sign Rental Agreement After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Rental Agreement within 3 days after we give you notice of our approval of your application, which said notice may be served, without limitation, in person, by telephone, by fax, by text, or by e-mail. If we give you notice of approval via first class mail, then you and all co-applicants must sign the Rental Agreement within 5 days after the date upon which we mailed you our approval. If you or any co-applicant fail to sign as required, we may retain any deposit to secure the execution of a Rental Agreement in accordance with any agreement relating to said deposit, and terminate all further obligations under this Agreement.
5. **If You Withdraw Before Approval.** Except as otherwise allowed by law, you and any co-applicant may not withdraw your application. If you or any co-applicant withdraws an Application, or notifies us that you've changed your mind about renting the dwelling we may retain your screening fee, in accordance with applicable law, and the parties will then have no further obligation to each other.
6. **Completed Application.** An Application will not be considered "completed" and will not be processed until all of the following have been provided to us (unless checked): a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us. If no item is checked, all are necessary for the Application to be considered completed.
7. **Non-approval.** We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be via actual notice, including, without limitation, in person, via telephone, via fax, via text, via e-mail, or by any other method of legally permissible notice, unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
8. **Extension of Deadlines.** If the deadline for signing, approving, or refunding falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day which is not a Saturday, Sunday or a state or federal holiday.
9. **Notice to or from Co-applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
10. **Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Rental Agreement and other rental documents referred to in the Rental Agreement; and (2) all deposits have been paid in full.
11. **Receipt.** Screening charge (nonrefundable): \$ _____
Total amount of money we've received to this date: \$ _____
12. **Signature.** Our representative's signature is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Rental Agreement.

Acknowledgment. You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means. If you fail to answer any question or give false information, we may reject the application and retain the screening fee. Giving false information is a serious criminal offense. In lawsuits relating to the application or Rental Agreement, the prevailing party may recover all attorney's fees and litigation costs from the losing party, including upon appeal. We may at any time furnish information to consumer reporting agencies and other rental housing owners/landlords regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Rental Agreement, the rules, and financial obligations.

If you're seriously ill or injured, what doctor may we notify? (We're not responsible for providing medical information to or calling doctors or emergency personnel.)

Doctor's name: _____ Doctor's phone: (_____) _____

Important medical information about you in an emergency: _____

Applicant's Signature: _____ Date: _____

Signature of Spouse: _____ Date: _____

Signature of Landlord's Representative: _____ Date: _____

FOR OFFICE USE ONLY

1. Apt. name or dwelling address (street, city) LIPT Ash Meadows Lane, LLC Unit # or type: _____
2. Person accepting application: _____ Phone: (_____) _____
3. Person processing application: _____ Phone: (_____) _____
4. Date that applicant or co-applicant was notified by telephone, letter, or in person of acceptance or nonacceptance: _____
(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)
5. Name of person(s) who were notified (at least one applicant must be notified if multiple applicant(s)): _____
6. Name of landlord's representative who notified above person(s): _____

