

AA BEND, LLC - RENTAL CRITERIA

GENERAL REQUIREMENTS

1. Positive identification with a picture will be required.
2. A complete and accurate application listing a current and at least one previous rental reference with phone numbers will be required. (Incomplete applications will be returned to the applicant.)
3. Each application will be required to qualify individually.
4. Occupancy standard is limited to two people per bedroom plus one (i.e. five people maximum in a two-bedroom apartment).

INCOME/EMPLOYMENT REQUIREMENTS

1. Gross monthly household income must equal 2.5 times the stated monthly rent.
2. You will be denied if you are unemployed, and/or we are unable to verify income that affirms your ability to pay rent.
3. A current paycheck stub will be required.
4. Some form of verifiable income will be required for unemployed applicants. (Verifiable income may mean, but is not limited to: Bank Accounts, Alimony/Child support, trust Accounts, Social Security, Unemployment Benefits, Welfare, Grant/Loans.)
5. Self-employed applicants will be required to show proof of income through copies of the previous year tax return.
6. Students with no verifiable means of income may be accepted with a qualified co-signer.

RENTAL REQUIREMENTS

1. Six months of positive verifiable housing from a third party landlord is required.
2. Home ownership will be verified through the county tax assessors' office. Mortgage payments must reflect no more than four (4) late payments in the past two- (2) years. Additional late payments will result in denial.
3. Three years of eviction free rental history will be required.
4. Rental history demonstrating residency, but not third party rental history, will require an additional deposit equal to one months rent or a co-signer.
5. The application will be denied if rental history demonstrates documented noise or other complaints when the previous manager will not re-rent.
6. Three or more 72-hour notices within the past year will result in denial.
7. Two or more NSF checks within a period of one year will result in denial.

CREDIT REQUIREMENTS

1. Good credit will be required.
2. Outstanding collections of six- (6) or more in the past two years being reported on the credit report will result in denial. (Medical collections excluded).
3. Verifiable outstanding landlord debt will result in denial.
4. Credit reports reflecting slow pay on three accounts or more will require an amount equal to one months rent.

CRIMINAL HISTORY

1. A search of the public record in Oregon and or the primary county from which the applicant is moving will be conducted. There may be an additional fee for any county check outside of Oregon.



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2. If a conviction, guilty plea, or no-contest plea for a crime such as assault, battery, prostitution, theft, burglary, abuse, manslaughter or any drug or gun related crime has occurred within the last five years, the applicant may be denied residency.
3. If convicted, guilty plea, or no-contest plea for a violent crime such as murder, rape, child related sex crimes or arson has occurred at any time, the applicant will be denied residency.

CO-SIGNER QUALIFICATIONS

1. Verifiable monthly income must equal a minimum of four (4) times the applicant's rent.
2. Outstanding bad debt, i.e., slow pay, collections, repossessions, liens, judgements and wage garnishment programs, will result in denial of the co-signer.

DENIAL PROCESS

If your application has been denied and you feel that you qualify as a resident under the criteria set out above, you should do the following:

1. Contact the credit screening company that supplied the information to discuss your application.
2. Correct any information through the credit-reporting agency as per their policy.
3. Request the credit-reporting agency to submit a corrected credit check to the appropriate screening company.
4. Upon receipt of the corrected and satisfactory information will be reevaluated for the next available apartment home.
5. If, after contacting the screening company you are still not satisfied you may write to:

Equal Housing Opportunity Manager
62765 Powell Butte Hwy
Bend, Oregon 97701

In the letter, explain the reasons you believe your application should be approved and request a review of your file. Within seven working days of receipt of your letter, your application file will be reviewed and you will be notified of the outcome.

I have read and understand the above rental requirements. I agree to forfeit the application fee if I do not rent the rental home after my application has been processed.

Applicants Signature

Date

