

# Tenant Application to Rent

For a complete list of all rental properties available visit our website at: [WWW.OAKTREEREALTORS.NET](http://WWW.OAKTREEREALTORS.NET)

## Personal Information

Name FIRST \_\_\_\_\_ MI DDLE NAME \_\_\_\_\_ LAST \_\_\_\_\_ D.O.B. \_\_\_\_/\_\_\_\_/19 \_\_\_\_\_ SS # \_\_\_\_-\_\_\_\_-\_\_\_\_\_  
Driver's License (state and number) \_\_\_\_\_

Spouse FIRST \_\_\_\_\_ MI DDLE NAME \_\_\_\_\_ LAST \_\_\_\_\_ D.O.B. \_\_\_\_/\_\_\_\_/19 \_\_\_\_\_ SS # \_\_\_\_-\_\_\_\_-\_\_\_\_\_  
Driver's License (state and number) \_\_\_\_\_

Telephone Number ( ) \_\_\_\_\_ Cell Numbers ( ) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Children (list names and ages) \_\_\_\_\_  
Pets (specify) \_\_\_\_\_ Service Pets \_\_\_\_\_

List all vehicles (and license plate numbers) that belong to tenants \_\_\_\_\_

Will you have the following on the premises? Race car \_\_\_\_\_ RV or boat (type?) \_\_\_\_\_ Aquarium (size?) \_\_\_\_\_

Nearest relative \_\_\_\_\_ Relationship \_\_\_\_\_

Address \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Date you want to move in? \_\_\_\_\_ Do you have a waterbed? YES NO

This property is offered with no smoking in the residence or garage. Do any of the applicants smoke? YES NO

Tenants are not permitted to manufacture, use, or possess marijuana in any form on the premises. Violation will result in immediate eviction!

## Landlord References

Current address STREET \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

Dates rented at this address? \_\_\_\_\_ Rent Amount \_\_\_\_\_

Current landlord: NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

Reason for moving at this time \_\_\_\_\_

Previous address STREET \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

Dates rented there? \_\_\_\_\_ Rent Amount \_\_\_\_\_

Previous landlord: NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

Have you or any other applicants been evicted from rented premises in the last 5 years? YES NO

If yes, please explain \_\_\_\_\_

## Employment Information

Your Employer \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Employer's Address \_\_\_\_\_

Position \_\_\_\_\_ Gross monthly income \$ \_\_\_\_\_ Beginning date of employment \_\_\_\_\_

Other Income \_\_\_\_\_

Spouse Employer \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Employer's Address \_\_\_\_\_

Position \_\_\_\_\_ Gross monthly income \$ \_\_\_\_\_ Beginning date of employment \_\_\_\_\_

Other Income \_\_\_\_\_

## Financial

Monthly installment debts (car, credit cards, etc)....itemize type and amount \_\_\_\_\_

## Property Information

PROPERTY ADDRESS \_\_\_\_\_

RENT AMOUNT \$ \_\_\_\_\_ per month DEPOSIT AMOUNT \$ \_\_\_\_\_ refundable. An additional \$ \_\_\_\_\_ refundable deposit will be required for a pet. Unless otherwise stated lessee is responsible for paying all utilities. Lessor pays WATER SEWER TRASH NONE

Appliances included \_\_\_\_\_ ACCOUNT NO \_\_\_\_\_ PAID

\$ \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/20 \_\_\_\_\_

**All properties are offered on a year's lease unless otherwise noted.** Terms for less than 12 months may result in a higher rental rate. The undersigned hereby authorizes OAK TREE REALTORS, INC. to obtain a credit report for purpose, and also authorizes OAK TREE REALTORS, INC. to verify employment and rental references and to obtain any information from any police authority that may be of record. A \$35 processing fee will be charged for the first adult, \$25 for each additional adult. This property may require Lessee to obtain renter's liability insurance. Inquire to determine if this is applicable **The undersigned acknowledges that he/she has read the reverse side of this form.**

Dated \_\_\_\_\_ 20\_\_\_\_ Signature \_\_\_\_\_

Signature \_\_\_\_\_

## Oak Tree Realtors, Inc.

1380 Oleander Street, Medford, Oregon 97504-5400 Telephone (541) 772-9040 or (800) 793-9232, fax (541) 772-2710

## Rental Application Standards

### **Misrepresentation**

Misrepresentation of any information on the application shall be grounds for denial. Tenants may not grow, possess or use marijuana, in any form on the property.

### **Number of occupants**

No more than two occupants per bedroom will be allowed. No more than two adults per dwelling unit will be allowed.

### **Income and ability to pay**

An applicant should have a gross monthly income equal to a minimum of 3 times the monthly rent amount. Total household debt shall not exceed 50 per cent of household income. Non-taxable income will be calculated by applying a factor of 1.33. An exception may be made by presentation of an acceptable budget. Applicants without employment and income solely from SSI or unemployment may be denied. Applicants must have full amount of rents and deposits in advance of possession. Other arrangements may be made solely at the discretion of the lessor.

### **Rental References**

An applicant must have an acceptable rental reference in regards to timely payment of rent and ability to maintain the property in good condition inside and out. An exception may be made for an applicant who has been a homeowner and does not have a current rental reference. References from relatives only may not constitute an acceptable reference. Denial shall be made if previous landlords report significant complaint levels of noncompliance activity including, but not limited to (a) Repeated disturbance of the neighbors' peaceful enjoyment of the area, (b) Reports of gambling, prostitution, drug dealing or drug manufacturing, (c) damage of the property beyond normal wear, (d) Reports of violence or threats to landlords or neighbors, (e) Allowing persons not on the lease to reside on the premises, (f) Failure to give proper notice when vacating the property, or (g) Previous landlords would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself, pets, or others allowed on the property during tenancy.

### **Credit**

An applicant must have an acceptable credit report. Multiple late payments, bankruptcies, and collection accounts shall constitute grounds for denial of the application. An explanation of poor credit may be considered by the lessor.

### **Criminal Records Check**

Criminal records that show a history of arrest for any type of crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy the premises shall be grounds for denial of an application. Any record of arrest for manufacturing, distribution, or use of controlled substances shall be grounds for denial. Any record of arrest for violent acts or sexual crimes shall be grounds for denial.

### **Evictions**

Any record of eviction during the past five years shall be grounds for denial. The lessor may consider an explanation if a good rental history has followed.

## Procedures

### **Processing Fee**

All applicants will pay a \$35.00 processing fee. Since once your application is received, other applications will not be accepted and other showings of the property will be cancelled, this fee is non-refundable under any circumstances. There will be an additional \$25.00 fee for each adult applicant.

### **Deposits and Fees**

A security deposit is taken for a successful applicant. This deposit is conditionally refundable at the end of your tenancy. An amount equal to the total deposit (except additional for pets) is due upon acceptance of the application to hold the property. This amount is applied to the total refundable deposit. Upon terminating the tenancy, the deposit is fully refundable if no damage is noted and all accounts are current. After a deposit is made to secure property for rent, it is non-refundable if applicant should decide not to sign the Rental Agreement or cannot deposit the full security deposits and rents required. A move-in date will be agreed to when a deposit to hold the property is made. This date will be noted on the receipt for funds issued at that time. If applicant wishes to delay date of move-in, then applicant shall be responsible for rent from the original date agreed upon. Move-ins should be scheduled for the hours of 9am to 4:30pm, Monday through Friday. You should not expect to take possession on a weekend or after normal business hours.

All funds due must be paid prior to move-in. If at time of move-in all funds cannot be paid, lessee must delay move-in until funds are available, but will be responsible for rent from the original move-in date that was agreed to. Tenants moving in during the last 10 days of the month will be expected to pay the rent for the remainder of the month they move in plus the rent for the following month. An additional amount for pets will be added to the total refundable security deposit. Rottweilers, Dobermans, Akitas, Pit Bulls and any other *attack-type* dogs are not acceptable under any circumstances. Any other pet of any kind must be approved by Lessor at time of application. No last month's rent is taken. Upon giving 30-day's notice, the tenant must pay the rent for the final month. It cannot be deducted from the security deposit.

All funds paid for rent security deposit prior to and at the time of move-in must be in the form of cash, cashier's check or money order. No personal checks can be accepted at those times. After that point, personal checks are acceptable. Funds for the security deposit need to be separate from those for rents. After the rental period begins, if a lessee has two NSF checks, then personal checks will no longer be accepted.

### **End of Tenancy (giving notice)**

When lessee gives 30-day notice to vacate, the notice must be in writing and will take effect on the day the notice is received by Oak Tree. The lessee is responsible for rent for a period of 30 days from the date of the notice. The date of the notice is considered *Day 1*. Verbal notices are not acceptable. If the end of the 30-day period extends into the following month, then pro-rated rent for that period is due on the 1<sup>st</sup> of that month. A late fee will be charged in accordance with normal policy.

Lessee is obligated to leave the premises in as good condition as when provided to them upon move-in. Lessee is strongly encouraged to clean the premises immaculately upon vacating. Any deficiency in cleanliness found by Lessee **must** be noted on the Move-in Checklist provided to Lessee upon move-in, and said Move-in Checklist is to be returned to Lessor within five calendar days after move-in. Lessee will be charged upon vacancy for any deficiency found that is not noted on the Move-in Checklist by Lessee. Lessor will utilize a professional cleaning service to remedy any condition of the property that is left by tenant to the same standard as provided to them. A deduction will be made from Lessee's Security Deposit to remedy any deficiency. Lessor will have any carpets cleaned by a professional carpet cleaner of its choice and will charge the Lessee for the same from the Security Deposit. Lessee is not permitted to have the carpets cleaned and WILL NOT be reimbursed.

Lessee shall be responsible for rent until the day that keys are returned to the office, the last day of the notice period, or when lessee's possessions are removed from the property, whichever occurs latest. When keys are returned or lessee's possessions are removed from the premises, the property is considered to be vacated, and Oak Tree may enter to begin cleaning and repairs. That does not mean that you will not be responsible for the full 30 days rent, even if you leave early. If you do leave early and we re-rent the property for a period of time that you have paid for, you will receive credit back. We will give you a minimum of 24 hours notice that we will be showing the property. If you cannot be reached personally, we will leave a message on your answering machine or post a note on your door indicating our intentions to show the property. If you cannot be home, Oak Tree has the right to show the property in your absence. We must generally show properties during normal working hours, but occasionally will need to make arrangements to show during early evening hours or on a weekend.