

Rental Criteria for Residency

Occupancy Policy

1. Occupancy is based on the number of bedrooms in a unit (A bedroom is defined as a space within premises that is used primarily for sleeping, with at least one window and a closet for clothing.)
2. Two persons are allowed per bedroom.

General Statements

1. Current positive state-issued photo identification is required.
2. Each applicant will be required to qualify individually.
3. Inaccurate, incomplete, and falsified information will be grounds for denial of the application.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, eviction shall result.
5. Any individual whose tenancy may constitute a direct threat to the health and safety of any individual, the premises, or the property of others, will be denied tenancy.
6. Any individual exhibiting rude, aggressive, or threatening behavior or communication directed towards management staff during the application process will be denied, and their application fee will not be refunded.

Income Criteria

1. Monthly income must be equal to three times stated rent, and must be from a verifiable, legal source.
2. Twelve months of verifiable employment will be required if used as source of income.
3. Self-Employed applicants will be verified through state corporation commission and will be required to submit records to verify their income, this can include last year's tax returns.

Rental History Criteria

1. Twelve months of verifiable contractual rental history from a current, unrelated, third party landlord, or home ownership, is required. Less than twelve months verifiable rental history will require an additional security deposit or acceptable co-signer.
2. Three or more notices for nonpayment of rent within one year will result in denial of the application.
3. Three or more dishonored checks within one year will result in denial of the application.
4. Rental history reflecting any past due and unpaid balances to a landlord will result in denial of application.
5. Rental history including three or more noise disturbances or any other material non-compliance with the rental agreement or rules within the past two years will result in denial

Eviction History

Five years of eviction-free history is required. Eviction actions that were dismissed or resulted in a judgement for the applicant will not be considered.

Credit Criteria

Negative or adverse debt showing on consumer credit report will require additional security deposits or acceptable co-signers. 1. Three or more unpaid collections (not related to medical expenses) will result in denial of the application.

Criminal Conviction Criteria

Upon receipt of the rental application and screening fee, Owner/Agent will conduct a search of public records to determine whether applicant or any proposed resident or occupant has a "Conviction" (which means: charges pending as of the date of the application; a conviction; a guilty plea; or no contest plea), for any of the following crimes as provided in ORS 90.303(3): drug-related crime; person crime; sex offence; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct of which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of residents, the landlord or the landlords agent. Owner/Agent will not consider a previous arrest that did not result in a conviction or expunged records.

If applicant has a Conviction in their past which would disqualify them under these criminal conviction criteria, and desires to submit additional information to Owner/Agent along with the application so Owner/Agent can engage in an individualized assessment upon receipt of the results of the public records search and prior to a denial, applicant can do so.

A single Conviction for any of the following, subject to the result of any review process, shall be grounds for denial of the rental application.

- a) Felonies involving: murder, manslaughter, arson, rape, kidnapping, child sex crimes, or manufacturing or distribution of a controlled substance.
- b) Felonies not listed above involving: drug-related crime; a person crime; sex offence; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last 7 to 10 years.
- c) Misdemeanors involving: drug related crimes, person crimes, sex offences, domestic violence, violation of a restraining order, stalking, weapons, criminal impersonation, possession of burglary tools, financial fraud crimes, where the date of disposition has occurred in the last 5 years.
- d) Misdemeanors not listed above involving: theft, criminal trespass, criminal mischief, property crimes or any other crime of the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the landlord or the landlords agent, where the date of disposition has occurred in the last 3 years.
- e) Conviction of any crime that required lifetime registration as a sex offender, or for which applicant is currently registered as a sex offender, will result in denial.