

Sundance Property Management Inc.

10175 SW Barbur Blvd. Ste. 209-B Portland, Or. 97219

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RENTAL APPLICATION

AGENT TO COMPLETE:

| | | |
|---------------------------|-----------------------------------|-------------------------|
| Property Address _____ | Rent _____ | Deposit _____ |
| Date Shown ____/____/____ | Pet Deposit (if Applicable) _____ | Shown Picture ID? _____ |
| Leasing Agent _____ | | App Paid? _____ |

Personal Information

Full Name _____ Phone _____

Email Address _____ Date of Birth ____/____/____

S.S.N. _____ Driver's License/ID # _____ State Issued _____

Rental References

Current Address _____ City/State/Zip _____

Current Landlord _____ Phone _____ Rent Amount _____

Why are you moving? _____ Move-In date ____/____/____

Previous Address _____ City/State/Zip _____

Previous Landlord _____ Phone _____ Rent Amount _____

Why did you move? _____ Move-In Date ____/____/____

Employment/Income

Employer _____ Length of Employment _____

Job Title _____ Supervisors Name _____ Gross Monthly Income _____

Employer Phone _____ Full or Part Time _____

Previous Employer _____ Length of Employment _____

Job Title _____ Supervisors Name _____ Gross Monthly Income _____

(Other sources of Income will require attached proof)

Other Income: Source: _____ Amount: \$ _____ Frequency? _____

Rental Assistance: Source _____ Amount: \$ _____ Frequency? _____

Total Monthly Debt (excluding rent and utilities)

Car Payment: _____ Credit Cards _____ Student Loans _____

Other Debts (child Support) _____

Additional Information

Do you intend to have pets? _____ Type? _____ Breed? _____ Weight? _____ Age? _____

Have you or anyone intending to occupy the unit ever been convicted of a felon? _____ Been Evicted? _____

Filed Bankruptcy? _____ Do you have past rent owed to a landlord? _____ Waterbeds and Fish tanks will require renters Insurance.

Application Process

1.) Complete the application, everyone 18 years and older that will be residing in the residence must complete a separate a separate application. 2.) Pay the non-refundable credit/screening fee of \$35.00 per person. 3.) Upon approval, you will need to pay a **Reservation Deposit of \$300.00** within 3 business days. 4.) Please allow 2-3 business days to process the application

Applicants Screening Charge Disclosure

1. Agent may obtain a tenant screening or credit report which generally consists of:
 - a) Credit history including credit standing
 - b) Public records, including but not limited to judgments, liens, evictions and status of collection accounts.
 - c) Information verification
 - d) Current obligations and credit ratings
 - e) Criminal records
2. Agent is requiring a payment of \$35 none of which is refundable unless the agent doesn't screen the applicant. Application is valid for 30 days from the date of receipt of the agent.

Terms And Conditions and Fee Disclosure (subject to change prior to execution of rental agreement)

| | |
|--------------------------------------|--|
| <i>Late Rent Payment Fee</i> | \$80.00 |
| <i>NSF Fee</i> | \$25.00 plus actual bank charge |
| <i>Smoke Alarm/tampering/Removal</i> | \$250.00 |
| <i>Unauthorized Pet Fee</i> | \$50.00 per incident |
| <i>Non-Compliance Fee</i> | \$50.00 per incident 1. Late payment of utility 2. Failure to clean pet waste. 3. Failure to Clean garbage/rubbish. 4. Parking violation or improper use of vehicles. |
| <i>Lease Break Fee</i> | One and a half times the rental amount or actual damages not limited to: concessions, unpaid rent, fees and damages related to the cost of renting the unit to a new tenant. |
| <i>Carpet Cleaning Costs</i> | The actual costs of carpet cleaning after move out is charged to the tenant provided the cleaning is performed by a professional carpet cleaning company and the carpet was cleaned prior to the tenant taking possession. |
| <i>Loss Of Use Of The Dwelling</i> | Daily prorated rent charge during the period of time the performance of necessary cleaning or repairs (after move-out), if the cleaning and repairs are done in a timely manner. |
| <i>Damages Caused By Tenant</i> | \$40.00 per hour plus \$30.00 trip charge for Sundance Property Management to complete repairs due to damages beyond wear and tear, or actual vendor cost or actual replacement value. A landlord is not required to repair damage caused by the tenant in order to claim against the deposit for the cost to make the repair. |

I understand I have the right to dispute the accuracy of the information provided by the screening or credit reporting agency. It is understood that no other occupants or pets, other than those listed above, will occupy the premises. I am aware that incomplete or false information on this application may cause delay/or denial. I certify that the provided information is complete and accurate and hereby authorize you to make the necessary inquiries to establish rent worthiness. I acknowledge receiving and reading screening guidelines.

Applicants Signature

Date