



*No smoking or vaping
cigarettes or marijuana inside
any unit.

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Rental Application

Property Manager to complete this section:

Property address: _____ Date received: _____
in order of Receipt: _____ Time received: _____

RENT, DEPOSIT, AND FEE DISCLOSURE (Amounts listed below may be subject to change before the rental agreement is executed)

Monthly rent: \$ _____ Security Deposit: \$ _____ Other Deposit: \$ _____

DEPOSITS MAY INCREASE IF APPLICANT IS UNABLE TO MEET ONE OR MORE OF OWNER/AGENT'S SCREENING CRITERIA

- If checked, Renter's Insurance is required** – Tenant is required to maintain minimum of \$100,000 liability coverage and list Owner/Agent as Interested Party. If Tenant(s) combined household income falls at or below 50% of the median for the area, Renter's Insurance may not be required. Owner/Agent is also responsible to maintain their own insurance policy and may not "self insure" if Renter's Insurance is to be required. Owner/Agent must provide proof of property insurance to Tenant upon request.

Owner/Agent may charge the following:

- Late payment of rent charge of \$150.
- Smoke alarm and carbon monoxide alarm tampering fee of \$250.
- Discharged check fee of \$35 plus amount charged by bank.
- Early termination of lease fee not to exceed 1-1/2 times the monthly rent, or actual damages at the option of Owner/agent.
- Owner/Agent may charge the following non-compliance fees after first giving a written warning notice of initial violation if noncompliance occurs within one year: \$50 fee for 2nd violation, and \$50 plus 5% of current rent for each subsequent violation. 1. Failure to clean up animal waste, garbage, rubbish or other waste. 2. Parking violation or other improper use of vehicle.
- Owner/Agent may charge a fee for keeping on the premises an unauthorized pet capable of causing damage. Fee may be assessed for repeat violations that occur as early as 48 hours after the effective date

of written warning notice, and for each subsequent violation within one year of issuance of written warning. Fee not to exceed \$250 per violation.

- Owner/Agent may charge a fee for smoking/vaping in a clearly designated non-smoking/vaping unit or area of the premises. Fee may be assessed for repeat violations that occur as early as 24 hours after the effective date of a written warning notice, and for each subsequent violation within one year of issuance of written warning. Fee not to exceed \$250 per violation.

Applicant to complete the remaining document starting here:

Applicant Information: All applicants over the age of 18 must complete and sign their own application.

Full legal name: _____
Last First Middle

SS number: _____ Date of birth: _____ Phone: _____

Email: _____ Driver's license number: _____ State: _____

Rental References: Due to previous rental history you may be asked to provide additional information, be accompanied by a co-signer, or additional deposit may apply.

Current address: _____

City: _____ State: _____ Zip: _____

Current landlord: _____ Phone: _____

Current rental amount: \$ _____

Move-in date: _____ Reason for leaving: _____

Previous address: _____

City: _____ State: _____ Zip: _____

Previous landlord: _____ Phone: _____

Previous rental amount: \$ _____

Move-in date: _____ Move-out date: _____ Reason for leaving: _____

Have you ever: Been evicted? Yes _____ No _____ Been sued by Landlord? Yes _____ No _____

Filed bankruptcy? Yes _____ No _____ Foreclosure/Short sale? Yes _____ No _____

Have you ever been convicted, pleaded guilty, or no contest to a crime? Yes _____ No _____

If you have answered YES to any of the above please explain: _____

Banking and Credit Information:

Name of bank: _____ Branch: _____
Type of account (debit, credit, etc.): _____

Employment History: Must provide three months proof of income.

Current employer: _____ Date hired: _____

Supervisor: _____ Phone: _____

Job title: _____ Take home pay: \$ _____ /month

Full time _____ Part time _____

Previous employer: _____ Date hired: _____ End date: _____

Supervisor: _____ Phone: _____

Other income: \$ _____ /month Source: _____

Other income: \$ _____ /month Source: _____

Personal References:

Name: _____ Relationship: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Name: _____ Relationship: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Emergency Contact: This person will only be contacted in case of emergency.

Name: _____ Relationship: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Members of the Household: For purposes of identification ONLY. Provide names and dates of birth of all other occupants. Note: Those persons 18 years and older MUST fill out a separate application.

Vehicles: Please include your personal vehicle(s) that will be on or near the premises.

Make: _____ Model: _____ Color: _____ Plate: _____ State: _____ Year: _____

Make: _____ Model: _____ Color: _____ Plate: _____ State: _____ Year: _____

Make: _____ Model: _____ Color: _____ Plate: _____ State: _____ Year: _____

Other vehicles/boats: _____ Plate: _____ State: _____ Year: _____

Pets: Pets may or may not be allowed at the unit you are applying for. Tenants with pets will be required to provide additional pet deposit and photo of pets. Some breeds will not be accepted.

Type/Breed: _____ Name: _____ Weight: _____ Age: _____

Has pet ever injured anyone or damaged anything? Yes _____ No _____

Type/Breed: _____ Name: _____ Weight: _____ Age: _____

Has pet ever injured anyone or damaged anything? Yes _____ No _____

Do you smoke? _____ Do you have renter's insurance? _____

Would you like more information on renter's insurance? _____

How did you hear about us? R&R Website _____ Newspaper _____ Phone book _____ Social media _____

Craigslist _____ Zillow _____ Apartments.com _____ Other (please specify) _____

APPLICANT SCREENING CHARGE DISCLOSURES

- 1) Owner/Agent may obtain a credit report, or a tenant screening report which generally consists of:
- a) Credit History including credit report;
 - b) Public records, including but not limited to judgements, liens, evictions, and status of collection accounts;
 - c) Current obligations and credit ratings; and/or
 - d) Criminal records or other information verification.

2) Owner/Agent is requiring payment of an Applicant Screening Charge of \$50 for each adult 18 years and older. For City of Eugene Applicants, the fee is \$10 (cash or check only). None of which is refundable unless the Owner/Agent does not screen the applicant. This application is valid for up to 60 days from the date of receipt by Owner/Agent.

3) If the mail receptacle associated with the dwelling unit is a locking type, Tenant(s) are solely responsible for the fees charged by the Postmaster for the re-keying of the box should a key not be provided by the Owner/Agent, or if the mail box has not been re-keyed between tenancies.

Incomplete applications will not be accepted. Inability to verify information may result in denial of application. Presentation of false information may result in denial of application or termination of tenancy if discovered within one year of submission of application.

No marijuana, medical or otherwise, may be grown, stored, or consumed on the premises without the prior written consent of Owner/Agent.

I certify the above information is correct and complete and hereby authorize investigation to all statements contained in this application and to make any inquiries deemed necessary to evaluate my tenancy and credit standing (including, but not limited to, credit checks, background, criminal, and Tenant/Landlord history). I also understand that the Landlord may terminate any rental agreement entered into for any misrepresentation made above. Application is valid for up to sixty days from date of receipt by Owner/Agent/Manager. I understand that all information supply above can and may be shared with the Owner of the property of interest.

Applicant Signature

Date