

PACIFIC PROPERTIES
725 Royal Ave.
Medford, Oregon 97504
541-779-6322 Fax: 541-779-3651

RENTAL CRITERIA

We want to make sure that people do not use these rental units for illegal activity. To that end, we have a thorough screening process. Please review this list. If you feel that you meet the criteria, please apply.

1. We have housing opportunities for all persons. We do not discriminate on the basis of race, color, religion, sex, disability, national origin, familial status, sexual orientation or source of income. We are seeking tenants that pay the rent on time. Will take care of the property. Will be courteous to and respect their neighbors. Will obey both the law and the terms of the rental agreement.
2. We will be happy to show you all of our available rental units.
3. Net household income shall be at least 2 times the rent (excluding utilities) income/ resources must be verifiable through pay stubs, employer contact, current tax records and bank statements. Exceptions to this are (1) applicants with HUD vouchers. (2) applicants with qualified cosigners
4. No credit, Poor credit, On the job less than 1 year, No rental history, **MAY REQUIRE HIGHER DEPOSITS.**
5. An application will be required from each adult (18 years & older) desiring to occupy the rental unit. All adults must provide TWO pieces of identification, including one with your picture. **We will make and attach a copy of your identification to your application.**
6. You are responsible for the action all members of the household and their guests. All persons 11 years or younger **MUST** have competent supervision at all times.
7. **Household pets are not permitted without the written permission of the owner. A PET IS ANYTHING THAT EATS AND IS NOT HUMAN. WE EVICT FOR PET VIOLATIONS.**
8. **ABSOLUTELY NO ONE CAN MOVE IN WITH YOU WHO ARE NOT ON THE RENTAL AGREEMENT.**
9. Our guest & visitor policy is as follows: **A GUEST** is anyone that stays on the premises more than six (6) hours in a 24 hour period whether the tenant is present or not, and is not on the rental agreement as an occupant. **A VISITOR** is anyone who **OCCASIONALLY** visits the tenant while the tenant is at home and remains less than 6 hours in a 24 hour period. **AN UNAUTHORIZED OCCUPANT** is anyone staying on the premises at any time during the absence or presence of the tenant and who does not apply and is not approved by management. (Everyone that applies & is approved **MUST** sign a Rental Agreement) **WE EVICT FOR UNAUTHORIZED PERSONS.**

SCREENING PROCESS

WE PROCESS APPLICATIONS ON A FIRST COME, FIRST SERVE BASIS. WE SUBMIT ALL APPLICATIONS TO OUR SCREENING COMPANY (BEMROSE CONSULTING) THEY ATTEMPT TO VERIFY ALL INFORMATION WITHIN 72 HOURS (EXCEPT WEEKENDS AND HOLIDAYS). IF UNABLE TO GET VERIFICATION FROM YOUR REFERENCES, YOUR APPLICATION MAY BE DENIED. YOU WILL BE NOTIFIED AS SOON AS WE HAVE VERIFIED ALL INFORMATION.

CASHIER CHECK OR MONEY ORDER ONLY FOR APPLICATION FEE.

THERE IS A CHARGE OF \$30.00 PER PERSON (18 YEARS AND OLDER) FOR PROCESSING YOUR APPLICATION. PLEASE ATTACH OR PAY CHARGE WITH APPLICATION.

1. WE WILL CHECK ALL COURT RECORDS FOR COURT EVICTIONS AND ALL ARREST & CONVICTIONS. (WE CANNOT RENT TO YOU IF YOU HAVE BEEN EVICTED, HAVE CRIMINAL CHARGES PENDING OR CONVICTED OF A CRIME.)
2. WE WILL TALK TO EMPLOYER AND VERIFY YOUR INCOME & EMPLOYMENT STABILITY. IF YOU ARE SELF EMPLOYED WE WILL NEED TO SEE 2 YEARS OF FILED INCOME TAX REPORTS AND BANK STATEMENTS FROM THE PAST 5 MONTHS.
3. WE WILL CALL THE TAX DEPARTMENT AND VERIFY THE OWNER OF YOUR PAST AND PRESENT RENTALS.
4. WE WILL TALK TO YOUR PAST & PRESENT LANDLORDS REGARDING YOUR RENT PAYMENT HISTORY, LEASE, UNAUTHORIZED PERSONS AND PETS, DAMAGE TO THE PREMISES, COMPLAINTS, POLICE CALLED TO YOUR UNIT, VIOLATION OF YOUR RENTAL AGREEMENT, IF YOU GAVE PROPER NOTICE TO VACATE, IF YOUR SECURITY DEPOSIT WAS RETURNED AND IF NOT WHY, DID YOU PAY FOR ALL CHARGES AND DAMAGES IF ANY, DID YOU MAINTAIN THE PREMISES INSIDE & OUTSIDE IN A CLEAN AND SANITARY CONDITION. WOULD THEY RENT TO YOU AGAIN?
5. WE WILL DO A CREDIT CHECK FOR ALL ADULT APPLICANTS (18 YEARS AND OLDER).
6. WE MAY DRIVE BY OR VISIT YOUR PRESENT RENTAL UNIT. IF IT IS DIRTY, MESSY AND UNKEPT, WE WILL REJECT YOUR APPLICATION.

ALL SECURITY DEPOSITS TO HOLD MUST BE PAID WITHIN 24-HOURS OF NOTIFICATION OF APPROVAL. (NO PERSONAL CHECKS ON DEPOSITS TO HOLD. YOU MAY PAY WITH CASHIERS CHECK or MONEY ORDER ONLY.)

WE REQUIRE CERTIFIED FUNDS TO MOVE IN.

(PERSONAL CHECKS ARE ACCEPTED FOR MONTHLY RENT PAYMENT AFTER MOVE IN)

Signatures(s): _____ Date: _____

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