

CHASE VILLAGE RENTAL APPLICATION

To be completed by each adult applicant

Chase Village Apartments		375 Marche Chase Drive Eugene, Oregon 97401		541-485-7673	
Consultant					
Name (Applicant)			Email		
Date of Birth		Social Security #		Driver's License #/State	
Cell Phone ()			Home Phone ()		
Current Address		City	State	Zip	
Current Landlord Name		Phone ()		Dates	
Former Street Address		City	State	Zip	
Former Landlord Name		Phone ()		Dates	
Student	YES	NO	School	Major	
Present Employer					
Street Address		City	State	Zip	
Phone ()		Position		Date Hired	
Gross Pay \$		Other Income \$		Source	
Have You Ever Been Evicted?	YES	NO	Date		
HAVE YOU OR ANY OTHER PERSON WHO WILL BE OCCUPYING THE UNIT EVER BEEN CONVICTED OF, PLED GUILTY OR NO CONTEST TO ANY FELONY OR MISDEMEANOR?					
WHO	WHERE	WHEN	YES	NO	
ROOMMATES	NAME	Date Of Birth			

Why are you vacating your present place of residence? _____

Have you given legal notice where you live now? YES NO

How did you hear about our property? _____

I certify that the above information is correct and complete and hereby authorize you to do a credit check and make any inquiries you feel necessary to evaluate my tenancy and credit standing. I/We understand that giving incomplete or false information is grounds for rejection of this application. If any information supplied on this application is later found to be false this is grounds for termination of tenancy.

Owner/Agent has charged a screening charge as set forth above. Owner/Agent may obtain a consumer credit report and/or an Investigative Consumer Report which may include the checking of the applicant's credit, income, employment, rental history, criminal court records and may include information as to his/her character, general reputation, personal characteristics and mode of living. You have the right to request additional disclosures provided under Section 606 (b) of the Fair Credit Reporting Act, and a written summary of your rights pursuant to Section 609 (c). You have the right to dispute the accuracy of the information provided to the Owner/Agent by the screening company or the credit reporting agency as well as complete and accurate disclosure of the nature and scope of the investigation. The name and address of the screening company or credit reporting agency is: Real Page Inc. 4000 International Parkway Carrollton, Texas 75007-1913 # 866-934-1124

If the applicant is approved, applicants will have 72 hours from the time of notification to either execute a rental agreement and make all deposits required there under or make a deposit to hold the unit and execute a deposit receipt which will provide for the forfeiture of the deposit if applicant fails to occupy the unit. If applicants fail to timely take the steps required above, they will be deemed to have refused the unit and the next application for the unit will be processed.

Good Faith Estimate: Approximate number of units currently available or will in the foreseeable future be available, of the size and in the area requested by Applicant: ____ units. Approximate number of applications previously accepted and currently under consideration for those units: ____ applications. If the blanks above are not filled in, then there is at least one unit available and there are no applications ahead of yours currently under consideration.

I have received and read the Owner/Agent's rental criteria.

Applicant X _____ Date _____ Picture I.D. Verified _____

Owner/Agent X _____ Date _____

CHASE VILLAGE APARTMENTS RENTAL CRITERIA

Chase Village LLC does not discriminate against any person based on race, color, religion, gender, national origin, familial status, or disability. The rental Criteria listed below explains the policies of this community with regard to standards that must be met by each applicant in order to be approved for residency.

Age

All applicants must be of legal age. All persons 18 years of age or older are required to complete an application.

Identity Verification

All applicants are required to show a driver's license or a government-issued photo identification.

Credit History

Credit history will be verified by RealPage Inc.®, a third party verification service. RealPage Inc. will send the recommendation to Chase Village, which is a non-negotiable decision. The applicant will receive a credit score based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the credit score and our additional criteria, the application will be accepted, denied, or accepted with conditions. A minimum of 75% good credit is required. Credit is based on each applicant's 7-year history. Bankruptcy on your record will have a negative affect on your approval or even cause a denial.

- **Pass:** The applicant will be accepted with the standard deposit.
- **Pass With Conditions.** The applicant must pay an additional deposit equal to one month's rent prior to move-in and will not be refunded until after resident(s) move-out, and/or applicable charges have been applied. This deposit must be paid with money order or cashiers check only.
- **Fail:** Application will not be accepted. Applicant will be provided with contact information for the consumer reporting agencies that provide consumer information.

Co-Signers for Students only:

- A co-signer may be permitted only if there is a lack of income or lack of credit with the applicant. A co-signer may not take the place of bad credit. The co-signer will be held liable in case of any default by the applicant/resident. Each roommate must have his or her own co-signer. Income Verification

Income level for each applicant or co-signer must equal 2.5 times the monthly rent for the entire apartment. Each applicant/co-signer must provide one or more of the following:

- Paystub issued within the past 30 days.
- Income tax returns from the most recent year.
- A Letter from employer or Certified Public Accountant on company letterhead verifying income.
- If the applicant has insufficient income or no recurring source of income, applicant must provide proof of financial institution accounts greater than 3 times the rental amount for the term of the lease and verifiable income **and** receive an acceptable Background Investigations Inc. credit score.

Residents of Foreign Countries: If the applicant has no social security number, the following will be required:

- Proof of foreign citizenship and valid passport.
- **And,** provide a copy of an I-20 form;
- **And,** an additional deposit equal to one month's rent prior to move-in and will not be refunded until after resident(s) move-out, and/or applicable charges have been applied. This deposit must be paid with money order or cashier's check only.

Maximum Occupancy Standards

- One bedroom/one bath Two persons
- Two bedroom/two bath Four persons
- Three bedroom/ two bath Six persons

Reservation costs and Deposits:

- Application Fee per Applicant \$40.00 **(PAYABLE TO CHASE VILLAGE)**
- Application Fee per Co-signer \$40.00 **(PAYABLE TO CHASE VILLAGE)**
- Refundable Deposit 1 bedroom apartment \$200 **(PAYABLE TO CHASE VILLAGE)**
- Refundable Deposit 2 bedroom apartment \$200
- Refundable Deposit 3 bedroom apartment \$300
- Additional Deposit (per adult)
 - 1 Bedroom =\$200.00 (per adult)
 - 2 Bedroom =\$200.00 (per adult)
 - 3 Bedroom =\$200.00 (per adult)

* See Execution of Rental Agreement for amount due at time of reservation

Pet Criteria and Charges

- Chase Village accepts up to two pets. 2 cats or 1 cat & 1 dog, not 2 dogs.
- \$400 Refundable Deposit is due up-front, for a cat, before it is in the apartment.
- \$500 Refundable Deposit is due up-front, for a dog, before it is in the apartment.
- \$40 monthly pet rent per cat.
- \$60 monthly pet rent per dog.

Criminal Background Check: Applicants will automatically be denied residency if:

- Convicted of, or currently charged with, a felony, the manufacturing and/or distribution of an illegal controlled substance.
- There is falsification of any information entered on the application.
- Misdemeanors will cause a negative effect on your approval or even cause a denial.
- Evictions will cause a negative effect on your approval or even cause a denial.

Renters Insurance

- Chase Village requires every occupant over the age of 18 to obtain renter's liability insurance of \$100,000 which is a basic part of a renter's insurance policy. Chase Village recommends that you purchase insurance through an insurance company of your choice. Or,
- Chase Village will automatically enroll you in Student Legal Liability's renter's insurance program until other proof is provided. There is a \$15 charge per occupant over the age of 18 each month.

By signing below I agree that I have read, understand and agree to the terms of the Chase Village Rental Criteria.

Please read thoroughly. Sign this form and return it with completed application along with your fees and deposit.

Signature

Date

Print Name

Co-signer's Signature

Date

Print Name

CHASE VILLAGE APARTMENTS
COSIGNER AGREEMENT
AND APPLICATION

I, the undersigned, agree to UNCONDITIONALLY GUARANTEE payment on the rental on the below named resident for as long as they reside in an apartment or apartments at Chase Village. I also understand that the rental agreements are not per individual, but per rent and fees on the entire apartment. I understand, acknowledge, and agree that I am bound by the terms, leases, policies, and regulations of the rental agreement as if I were the resident. If there is a default in payment; I shall, upon demand, pay the amounts owed to the management. I agree to assume financial responsibility for any and all damage caused by the resident(s) and or guests of resident(s) during their stay at Chase Village. Renters insurance is mandatory at Chase Village. I understand that any changes in, additions to, or deletions from this agreement will render it null and void.

I acknowledge that I have read the “Chase Village Apartments Rental Criteria” and understand the terms. **For credit approval we require cosigner’s following:**

Date of Birth ___/___/_____ **Social Security #** _____

My Gross monthly taxable income is \$ _____ **Per Rental Criteria.**

_____/_____/_____
ADDRESS (PLEASE PRINT) CITY STATE ZIP

I COSIGN FOR: _____ **DOB:** _____
(PLEASE PRINT CLEARLY)

THIS AGREEMENT WAS SIGNED:

ON: _____ **EMAIL:** _____
(DATE)

BY: _____ **DAYTIME PHONE ()** _____
(PRINT COSIGNER NAME)

SIGNATURE OF COSIGNER: _____

I certify that the above information is correct and complete and hereby authorize you to do a credit check and make any inquiries you feel necessary to evaluate my ability to co-sign and credit standing. I/We understand that giving incomplete or false information is grounds for rejection of this application. If any information supplied on this application is later found to be false, this is grounds for termination of tenancy. Owner/Agent has charged a screening charge of \$35. Landlord may obtain a consumer credit report and/or an Investigative Consumer Report which may include the checking of the applicant’s credit, income, employment, rental history, criminal court records and may include information as to his/her character, general reputation, personal characteristics, and mode of living. You have the right to request additional disclosures provided under Section 606 (b) of the Fair Credit Reporting Act, and a written summary of your rights pursuant to Section 609(c). You have the right to dispute the accuracy of the information provided to the Owner/Agent by the screening company or the credit reporting agency as well as complete and accurate disclosure of the nature and scope of the investigation. The name and address of the screening company or credit reporting agency is:
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