

BENDER PROPERTIES

RENTAL APPLICATION SCREENING CRITERIA

Please read the following criteria before submitting application.

What to Expect

- We offer applications to everyone who inquires about the rental.
- We review **complete** applications, in the order in which they are received.
- If we are unable to verify any information provided, your application will be denied.
- A \$50.00 application fee is required at the time you submit the application. No portion of your screening charge will be refunded once the screening process has begun.
- The premises shall be used only as a dwelling unit.
- This is a **Non-smoking unit. This includes vaping, cigar, cigarette, pipe and marijuana.** No smoking is allowed on the property unless otherwise specified.
- This is a **drug free rental.** No drugs (including, but not limited to, marijuana) may be used, consumed, stored or manufactured at this property.

Application Process

- Each adult, 18 years or older, who will occupy the unit **MUST** complete a rental application.
- Allow five (5) days for screening process to be completed.
- All information provided **MUST BE VERIFIABLE.**
- Once application is approved, applicant will be required to pay the first month's rent on the dwelling unit with in 48 hours. The property will cannot be held for your occupancy until the first month rent is paid.

Identification required

- **TWO (2)** pieces of identification are **REQUIRED.** One must have a photograph.
- You must provide a recent pay stub.
- A current address, phone number, social security number and birth date are required for each adult applicant.
- Full name and birth date are required for each minor who will occupy the dwelling unit.

Housing References

- Applicants must provide us with the last 5 years of rental history, along with landlord names, and phone, fax, or email addresses.

- We reserve the right to deny an applicant if, after making good faith effort, we are unable to verify previous rental history.

Income/Resources

- Self-employed applicants must provide three years of Federal income tax returns and current year profit and loss statements.
- **All income must be verifiable.**
- Stability of income sources and amount of income for the past five (5) years will be considered.
- The household combined net income must be three (3) times the amount of the rent.
- Household income in City of Portland is 2.5 times the rent.

Credit History/Public Records

- Applicant's credit reports should show a history of responsible credit use.
- Collections, judgements, bankruptcies will be reviewed in light of overall credit worthiness.
- Evictions or tenant related judgements will be reviewed in light of overall credit worthiness.

Criminal Record

- We check local and National criminal records.
- Falsification or omission of criminal records will cause your application to be denied.
- Arrest and conviction records will not automatically eliminate applicants from consideration. All such records will be reviewed in light of overall tenant worthiness.

Incomplete, Inaccurate or Falsified Information

- Any information that is incomplete, illegible, inaccurate or falsified may be grounds for denying applications, or termination of the rental agreement upon discovery of falsified information.

Screening Process

- We determine, based on the application, whether the applicant meets our screening guidelines.
- We verify income and resources.
- We check with current and previous landlords.
- We obtain your credit report, eviction report and a criminal records report.
- Based on your screening reports we may ask for a co-signer.

After you submit your application with the application deposit, we will evaluate your information and give you an answer within 5 days.