

**MANAGER'S , LIST - Visual proof of Drivers License or State I.D. & Social Security #  YES  NO**

- CO-SIGNER
- W/ CURRENT TENANT
- MOVE IN SPECIAL
- OTHER

MANAGEMENT CO <b>Affinity Group Inc</b>	COMMUNITY NAME <b>PM #</b>	CONTACT NAME	TELEPHONE #
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APARTMENT # \_\_\_\_\_ RENT \$ \_\_\_\_\_ MOVE IN DATE \_\_\_\_\_

**APPLICATION TO RENT**

APPLICANT'S Last Name	First	Middle	Birthdate	Driver's License # and State	Soc. Sec. #	
SPOUSE'S Last Name	First	Middle	Birthdate	Driver's License # and State	Soc. Sec. #	
Names and ages of other occupants				Do you have pets? <input type="checkbox"/> Yes <input type="checkbox"/> No	Do you have a waterbed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Do you have waterbed insurance? <input type="checkbox"/> Yes <input type="checkbox"/> No

**CURRENT RESIDENCE**

APPLICANT'S Present Street Address (include apt #)	City	State	Zip	Move-In Date ____ Mo. ____ Yr.	<input type="checkbox"/> OWN <input type="checkbox"/> RENT	Phone ( ) ( )	Monthly Payment \$
Name of <input type="checkbox"/> Present Landlord <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apartment Community <input type="checkbox"/> Other(Specify)				Landlord Day Phone ( ) ( )		Landlord Night Phone ( ) ( )	
Why are you vacating your current residence?							

**PREVIOUS RESIDENCE**

APPLICANT'S Previous Street Address (include apt #)	City	State	Zip	Move-In Date ____ Mo. ____ Yr.	Move-Out Date ____ Mo. ____ Yr.	<input type="checkbox"/> OWN <input type="checkbox"/> RENT	Monthly Payment \$
Name of <input type="checkbox"/> Previous Landlord <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apartment Community <input type="checkbox"/> Other(Specify)				Landlord Day Phone ( ) ( )		Landlord Night Phone ( ) ( )	
SPOUSE'S Previous Street Address (include apt #)	City	State	Zip	Move-In Date ____ Mo. ____ Yr.	Move-Out Date ____ Mo. ____ Yr.	<input type="checkbox"/> OWN <input type="checkbox"/> RENT	Monthly Payment \$
Name of <input type="checkbox"/> Previous Landlord <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apartment Community <input type="checkbox"/> Other(Specify)				Landlord Day Phone ( ) ( )		Landlord Night Phone ( ) ( )	

**EMPLOYMENT HISTORY**

APPLICANT Employed By	Supervisor's Name / C. O.	Hire Date ____ Mo. ____ Yr.
Address	City	State
Zip	Phone ( ) ( )	Position Held
Salary per <input type="checkbox"/> Mo. <input type="checkbox"/> Hr.		
APPLICANT Previous Employment	Supervisor's Name / C. O.	Hire & Term Dates
Address	City	State
Zip	Phone ( ) ( )	Position Held
Salary per <input type="checkbox"/> Mo. <input type="checkbox"/> Hr.		
SPOUSE Employed By	Supervisor's Name / C. O.	Hire Date ____ Mo. ____ Yr.
Address	City	State
Zip	Phone ( ) ( )	Position Held
Salary per <input type="checkbox"/> Mo. <input type="checkbox"/> Hr.		
ADDITIONAL INCOME SOURCE	Amount	Frequency
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**CREDIT & LOAN REFERENCES**

Auto #1(Make & Model)	License Plate	State	Monthly Payment \$	Auto #2(Make & Model)	License Plate	State	Monthly Payment \$
Bank or Savings and Loan	Branch		Savings Account #	Checking Account #			

**ADDITIONAL INFORMATION**

Name of APPLICANT'S Nearest Relative	Relationship	Address	City	State	Zip	Phone ( ) ( )
Name of SPOUSE'S Nearest Relative	Relationship	Address	City	State	Zip	Phone ( ) ( )
Emergency Contact	Relationship	Address	City	State	Zip	Phone ( ) ( )
Personal Reference	Relationship	Address	City	State	Zip	Phone ( ) ( )
Have you ever filed for bankruptcy?			Describe:			
Applicant <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Spouse <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____						
Has an eviction ever been filed against you?			State/County			
Applicant <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Spouse <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____			Describe:			
Have you ever pleaded guilty to, been convicted of, or have pending against you, a criminal charge?			State/County			
Applicant <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Spouse <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____			Describe:			

In compliance with State and Federal laws, this is to inform you that an investigation involving the statements made regarding your rental application with this landlord is being initiated. You have the right to dispute the information reported. Direct inquiries to Bemrose Consulting. All or part of the above information may be made available to other services unless this box  is checked. I/We certify that to the best of my knowledge all statements are true and complete. I/We further authorize Bemrose Consulting to obtain credit reports, character reports, verification of rental, employment, and criminal history as necessary to verify all information put forth in the above referenced application process. False, fraudulent, or misleading information may be grounds for denial of tenancy or subsequent eviction.

Signed \_\_\_\_\_ Applicant  
 Signed \_\_\_\_\_ Spouse  
 Signed \_\_\_\_\_ Landlord  
 Title \_\_\_\_\_  
 Dated \_\_\_\_\_  
 Dated \_\_\_\_\_

**I am aware that an incomplete application causes a delay in processing and may result in denial of tenancy**



**APPLICANT SCREENING DISCLOSURE AND OCCUPANCY POLICY**

Affinity Group Inc. complies with all applicable State and Federal Fair Housing Guidelines. No applicant shall be discriminated against because of race, color, sex, marital status, source of income, familial status, religion or national origin.

**OCCUPANCY POLICY**

At all times for all properties managed by Affinity Group Inc. there shall be a maximum occupancy limit of two designated occupants per studio unit and two designated occupants per dwelling bedroom, or the maximum occupancy rating set by applicable fire codes and housing codes for the jurisdiction in which the real property is located, whichever is less.

**SCREENING CRITERIA**

**INCOME REQUIREMENTS**

Any legal source of income is acceptable with the following criterion: The verifiable gross income of the applicant(s) is not based on the source of income but must be at least 200% of the specified monthly rental rate. The income does not have to come from employment and may come from many different sources but must be verifiable. If the income is from employment then the source must be stable and verifiable through employer verification, and/or copies of tax returns, IRS forms, 1099 or W-2 wage statements.

**PRIOR RENTAL HISTORY**

Applicant(s) should possess a minimum of one year of continuous positive rental history. All applicants will be required to demonstrate proof of rental history with complete information regarding current and past tenancy relationships.

**CREDIT HISTORY**

Applicants must demonstrate credit worthiness with no negative credit history and an acceptable credit rating at the discretion of the property owner and/or the property manager showing all accounts current and paid. A bankruptcy will result in a denial of tenancy unless there has been a post-petition showing of three years or more of accounts current and paid, also subject to property owner discretion and consent and/or property manager discretion and consent or denial.

**MISCELLANEOUS**

Home-based business activity and occupations will not be allowed in rental dwellings without prior written approval of Affinity Group Inc.

Failure to meet any one of the preceding criteria for tenancy or any derogatory information discovered relating to the preceding criteria for tenancy or any derogatory information discovered relating to the preceding criteria may result in the denial of tenancy. In some cases, however, the following options may be available to the applicant at the discretion of Affinity Group Inc., to cure an otherwise unacceptable application:

- The applicant may provide an acceptable co-signer (additional financial responsible party) who can meet the employment, credit other screening criteria; and/or
- Payment by the applicant at move-in of an increased security deposit amount to be determined by the property manager and/or the property owner.

**REASONS FOR IMMEDIATE DENIAL**

- Providing information on the rental application that is false, misleading or inaccurate.
- Any negative rental history reference of any kind, late payments, unpaid balances, or history of eviction or event of forcible entry and detainer (FED) concerning any prior or current tenancy.
- Any conviction for any criminal activity at the discretion of the property owner and/or the property manager, including misdemeanors, felonies, drug related, theft, molestation, and violent crimes of any kind.
- Any applicant whose tenancy could potentially constitute a threat to the health, safety, and/or peaceful enjoyment of other tenants, neighbors, and other individuals or whose residency could result in any disruption or harm to others.
- Any applicant who is not of legal age or legally competent to enter into a binding contract, rental or lease agreement.

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*Applicant*

*Date*

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*Applicant*

*Date*

**Affinity Group Inc., 4800 Meadows Rd suite 300, Lake Oswego, OR 97035**

# *Affinity Group Incorporated*

*(503)-699-7180*

4800 Meadows Rd, Suite 300 \* Lake Oswego \* Oregon 97035

## APPLICANT/TENANT ID VERIFICATION

Tenant/Applicant Name: \_\_\_\_\_ PM#: \_\_\_\_\_

Address: \_\_\_\_\_

**Driver License/State ID Card:** (Photocopy below)

**Social Security:** (Photocopy below)

Birth date: \_\_\_\_\_ Verified by: \_\_\_\_\_ (agent initials)

- Photocopies are unavailable, but I have visually checked the Tenant/Applicant ID and it matches the information provided on the application.

Agents Name: \_\_\_\_\_ Date: \_\_\_\_\_