

Application to Rent

Town & Country Realty

2300 Biehn Street Klamath Falls, OR 97601

Text or Call 541-883-3421 Press # for voicemail

* Requirement: All applicants must fill out a separate Form

Applicant Screening Charge: \$30 per adult applicant *6-04

Email us: info@t-crealty.com or www.t-crealty.com

Application to Rent Form Move-In Date: _____

Personal Information for Applicant #: _____ of how many : _____

Full Name: _____

first middle last

Please list all aliases, maiden name, etc: _____

S.S.#: _____ Birth Date: _____

Please list the best email address for us to contact you at:

Best Email: _____

Telephone Number : (____) _____

Cell phone Number : (____) _____

Driver's License Number & State: _____

License Plate _____ Auto Make: _____

Color _____ Year Built _____

Is vehicle properly licensed & insured? yes no

Income Description

Present Employer Name: _____

Complete Address: _____

Current Position: _____

Contact person: _____ Telephone: _____

Their Email: _____ Fax: _____

Gross Wages: _____ Net: _____ How often: _____

Years on Job: _____ Years in Profession: _____

Additional Sources of Income (list food stamps, etc.)

Source: _____ Amt : _____ Frequency: _____

Source: _____ Amt : _____ Frequency: _____

Source: _____ Amt : _____ Frequency: _____

Total Monthly Income: \$ _____

Past Employer Name: _____

Complete Address: _____

Contact person _____ Position: _____

Contact person's Email: _____

Telephone: _____ Fax: _____

Gross Wages: _____ Net: _____ How often: _____

Years on Job: _____ Years in Profession: _____

Position: _____

Reason for leaving: _____

Residence History - Please Provide As Many Reference Contacts as Possible (5 years on houses, 3 years on apartments).

1). Current Address: _____

Number Street

City State Zip Code

Home #: _____ Work #: _____

Own/Rent: _____ Monthly Payment: _____

Length of Occupancy: from _____ to: _____

Reason for leaving: _____

Name of Landlord, Property Manager or Mortgage Company: _____

Address: _____

City, State, & Zip Code: _____

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Toll Free Fax 855-331-3421

Contact person _____ Position: _____

Contact person's Email: _____

Telephone: _____ Fax: _____

Please call and verify landlord's phone number is still valid

Are you related to this person? yes no

Will this Landlord give you a good rental reference? yes no

Have you paid your rent on time? yes no

2). Previous Address: _____

Number Street

City State Zip Code

Own/Rent: _____ Monthly Payment: _____

Length of Occupancy: from _____ to: _____

Reason for leaving: _____

Name of Landlord, Property Manager or Mortgage Company: _____

Address: _____

City, State, & Zip Code: _____

Contact person _____ Position: _____

Contact person's Email: _____

Telephone: _____ Fax: _____

Please call and verify landlord's phone number is still valid

Are you related to this person? yes no

Will this Landlord give you a good rental reference? yes no

Have you paid your rent on time? yes no

3). Previous Address: _____

Number Street

City State Zip Code

Own/Rent: _____ Monthly Payment: _____

Length of Occupancy: from _____ to: _____

Reason for leaving: _____

Name of Landlord, Property Manager or Mortgage Company: _____

Address: _____

City, State, & Zip Code: _____

Contact person _____ Position: _____

Contact person's Email: _____

Telephone: _____ Fax: _____

Please call and verify landlord's phone number is still valid

Are you related to this person? yes no

Will this Landlord give you a good rental reference? yes no

Have you paid your rent on time? yes no

4). Previous Address: _____

Number Street

City State Zip Code

Own/Rent: _____ Monthly Payment: _____

Length of Occupancy: from _____ to: _____

Reason for leaving: _____

Name of Landlord, Property Manager or Mortgage Company: _____

Address: _____

City, State, & Zip Code: _____

Contact person _____ Position: _____

Contact person's Email: _____

Telephone: _____ Fax: _____

Please call and verify landlord's phone number is still valid

Are you related to this person? yes no

Will this Landlord give you a good rental reference? yes no

Have you paid your rent on time? yes no

Please attach another sheet if necessary and answer the same questions as above. Please call and verify landlord's phone numbers are still valid

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Personal References

1). Name: _____
Relation: _____ Phone #: _____
Occupation: _____ State: _____
2). Name: _____
Relation: _____ Phone #: _____
Occupation: _____ State: _____
3). Name: _____
Relation: _____ Phone #: _____
Occupation: _____ State: _____
4). Name: _____
Relation: _____ Phone #: _____
Occupation: _____ State: _____
5). Name: _____
Relation: _____ Phone #: _____
Occupation: _____ State: _____

Other Important Information: List names and date of birth for all persons to occupy the unit.

Name: _____ DOB: _____
Name: _____ DOB: _____
Name: _____ DOB: _____
Name: _____ DOB: _____
Name: _____ DOB: _____
Name: _____ DOB: _____

Credit and Financial Services

Is credit combined or separate?
Have you ever filed bankruptcy? yes no
If so, when was it discharged? _____

a). Bank References

1. Bank _____ Branch _____
Bank telephone Number: _____
____ Checking ____ Savings & Acct. # _____
2. Bank _____ Branch _____
Bank telephone Number: _____
____ Checking ____ Savings Acct. & # _____

b). Please List all charge accounts, loans, contract purchases and other outstanding debts that you have excluding rent and utilities.

1. Creditor: _____ Balance: _____
Creditor telephone Number: _____
Payment Amount: _____ Frequency: _____
2. Creditor: _____ Balance: _____
Creditor telephone Number: _____
Payment Amount: _____ Frequency: _____
3. Creditor: _____ Balance: _____
Creditor telephone Number: _____
Payment Amount: _____ Frequency: _____

Please Attach additional list if necessary. Monthly Income & Debt Info Please list \$\$\$

Net Income: _____
Gross/Base Income: _____
Overtime Bonuses Commission Dividends: _____
Current Monthly Expenses: _____
Rent: _____
Utilities: _____
Auto Loan: _____
Other Loans: _____
Credit Cards: _____
Credit Cards: _____
Other: _____
\$\$\$ Total Monthly Expenses: _____

More Information - please complete

Do you or anyone moving in have pets? yes no
If yes - Pet Application is required for any type of pet (includes fish, bird, etc). Please request one or print one online:

www.t-crealty.com/pet.pdf Aggressive Breeds not Allowed

What type(s): _____
Age(s): _____ Neutered? yes no

Do you have a pet kennel? yes no
Do you have Renter's Insurance? yes no
(We will require you have this insurance in this home)

Do you have a Doctor's note for this animal? yes no
Do you have an Aquarium? yes no
Do use a waterbed? yes no

Please realize that you will be held liable for any damage (including, but not limited to water & pet) to the unit. _____ Initial

Does anyone play a musical instrument? yes no
Have any of the persons on this application been evicted? yes no pending If Yes, When? _____
Why? _____

How many 72 hour notices have you received for late rent payments? _____

How many 30 day no cause or for cause notices have you received from previous landlords? _____

Has anyone been charged and/or convicted of a criminal offense or felony? yes no
Convicted? yes no When? _____
Where? _____ What For? _____

Does anyone have accounts in collections? yes no
Does anyone have any judgements? yes no
If under 18, are you emancipated? yes no

Does anyone on this application smoke? yes no
Does anyone have a medical marijuana permit? yes no
Or intend to apply for medical marijuana permit? yes no

Please check off the items below that you own: vacuum cleaner mop snow shovel hose sprinkler lawnmower weed eater garbage can water timer PUR washer dryer refrigerator fire extinguisher

Why are you vacating present place of residence?

List other States you have lived in (please list dates):

Addresses are required for all states you have lived in. If these are not provided on page 1 - previous rental addresses - please attach detail history on another sheet of paper & staple to this application. If details are not included, your application may be denied.

Please mark yes or no in response to the following questions.

Have you or are you studying to become an attorney? yes no
Have you or are you studying to become a paralegal? yes no
Are there any outstanding judgements against you? yes no
Have you been declared bankrupt in the last 7 yrs? yes no
Have you had property foreclosed upon in the last 7yrs? yes no
Do you have a lawsuit that is currently pending? yes no
(Includes Small Claims Cases) If yes, please explain below: _____

Have you filed a lawsuit against a previous landlord or management company? yes no If yes, please explain: _____

Have you had anything repossessed in last 7 years? yes no
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Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment? yes no
 Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond or loan guarantee? yes no
 Are you obligated to pay alimony child support or separate maintenance? yes no
 Have you had an ownership interest in a property in the last 3 years? yes no
 Are you the co-maker or endorser on a note? yes no
 Are you a U.S. citizen? yes no
 Are you a permanent resident alien? yes no

Current & Prior Schools

We request authorization to contact future, current & prior schools to verify rental references and to request forwarding addresses if necessary.

✖ Sign here for authorization: _____
 If you lived in the Dorms - list dates: _____

Current School: _____
 Dates of Attendance: from _____ to: _____
 Address: _____

City _____ State _____ Zip Code _____ Phone # _____

Past School: _____
 Dates of Attendance: from _____ to: _____
 Reason for leaving: _____
 Address: _____

City _____ State _____ Zip Code _____ Phone # _____

Please Read Thoroughly.

Applicant Screening Charge Disclosure:

****Please note that after your application has been approved, you will need to bring in an amount equal to one month's rent in cash, certified funds or pay via PayPal and sign the Reservation Deposit Form to Hold the rental with in two (2) days or your application will be denied and the next application in line will be processed.**

This money will be credited to your rental account as the first months rent.

You will have three more (3) days unless otherwise arranged in writing to come up with the necessary Security Deposit(s) monies. Only cash, certified funds or PAYPAL will be accepted at that time. Please note that PayPal has a 3% fee added.

One months equivalent to Rent will be due for standard security deposit if you rent the home fully furnished or Two months equivalent to Rent on our unfurnished homes and this will be due as the standard security deposit due upon the rental contract signing. Otherwise your application will be denied & the next application in line will be processed.

If you have a positive application - Monthly payments on the first month's rent may be allowed but deposit must be paid in full (Subject to Property Manager & Property Owner's approval).

- 1). Tenant screening or consumer report consists of:
 - a). Credit history check, including current credit rating to be done by a Credit Reporting Bureau (Medical collections/BK ignored).
 - b). Criminal, Sex Offender & Court Records Check, including evictions but not limited to judgements, liens, and status of collection accounts, felonies, convictions, etc.

- c). Information verification of rental references, personal references and employment (Net income = 3 times the rent). Please submit at application copies of recent paystub, SSI/SSD and bank statement if auto deposited as most companies are no longer releasing/verifying income amounts.
- d). Current residence inspection if possible.
- e). Applicant(s) & Pet(s) behavior & demeanor will also be considered in determining acceptance or denial of rental application.
- f). Recent bank statements & 2 years Tax Returns required for self-employed

Note: Negative reports, lack of required history &/or incomplete applications may result in a denial. Co-signer &/or additional security deposits &/or both may be required to qualify to rent.

- 2). Applicant has the right to dispute the accuracy of any information provided to the landlord by screening service or credit reporting agency.
- 3). I am aware that incomplete information on my application may cause delays or result in denial of tenancy. Please include aliases you have used & addresses for all states you have lived in. All incorrect or falsified information will result in the denial of the application.
- 4). I certify the above information is correct and complete and hereby authorize you to make any inquiries you feel necessary to evaluate my past and present tenancy and credit standing (including, but not limited to credit checks and/or court &/or criminal history).
 - I agree to forfeit the full amount of my applicant screening charge if I withdraw my application after application process was started or I do not rent the unit after my application is approved.
 - If my application is denied, I will receive notification by first class mail. This charge is non-refundable.
 - Please note the application is valid for up to two weeks only from date of receipt by agent.
- 5). Upon receipt of the rental application and screening charge, interior inspection of the home by you & willingness to rent - our screening company shall conduct a search of public records to determine whether the applicant or proposed tenant has been convicted of any crime within the previous 10 years.
 - A conviction or convictions for any felony or any misdemeanor which involves theft, dishonesty, assault, intimidation, drug related or weapons charges shall be grounds for the denial of the rental application. Please submit detailed letter of explanation for any criminal history.
- 6). Once you have paid your Deposit to Hold and if paid by check - the check has cleared, an appointment will be setup to sign the rental agreements.
- 7). Due to the recent Legislative Law changes, this office will require and must enforce that all tenants carry a Renters Insurance Policy and have the policy cover all pets, guests & property at that location. Owner's Policies will not cover your personal belongings or liability resulting from your negligence. A listing of insurance agents is in the Phone Book & Handout Warning Need of Insurance is available here.
- 8). If you have pets - please remember that our Pet Application & questionnaire is required before we can process your application. If you fail to submit a pet application with your rental application - your rental application will be denied. You will also need to bring your pet in for us to greet & also proof of immunization especially rabies or else application will be denied. Please request one or go online & print it at: www.t-crealty.com/pet.pdf - Aggressive breeds must be over 5 years of age, have positive references, current shots, proof of renter's insurance coverage(Call State Farm), no history of bites & subject to property owners approval.
- 9). Our "Facially Neutral Housing Policy" screening policy is available for review on our office wall & by email, fax, postal mail & personally delivery. We suggest you review it: www.t-crealty.com/policy.pdf & all individual property policies if apply. This policy may be updated & changed at any time. Please review it online or request it by fax, email, first class mail, or pick one up in our office.
- 10). Please note that if you do not comply with your rental contract at all times, we will not renew your contract and we may terminate your tenancy & pursue possession.

Tenant Duties - Please Initial each line (In order for us to accept your tenancy, we require acceptance to this form's statements. We work very hard on our homes and are looking for great people to live in them but also to care for them as is necessary to keep them lovely.

I/We Agree & Understand that:

1. **Initial:** _____ I/We have Tenant Duties & Responsibilities & agree to perform them.
2. **Initial:** _____ Agree to vacate if I/We can not perform as per the rental contract. Lease penalties will apply.
3. **Initial:** _____ If help is needed to stay in compliance with the rental contract, the I NEED HELP FORM will be immediately submitted -www.t-crealty.com/needhelp.pdf or hire help. Also contact SOCO, your church, senior citizens services, Salvation Army, Spokes, etc.
4. **Initial:** _____ Rent will be paid before midnight on the 4th of every month. If rent is not paid by then, I agree to pay: 1) the late fee of 5% per every 5 days late and 2) a \$50 noncompliance fee if any utility bills are late. If rent is not paid by the end date on the 72 hour nonpayment of rent notice, I agree to pay all costs for Town & Country Realty to pursue possession.
5. **Initial:** _____ I nor guests nor my pets will affect the quiet enjoyment of others & understand noise is anything heard outside the dwelling unit.
6. **Initial:** _____ I nor guests nor my pets will not commit waste (damage) to the property And I understand proper pet containment is my responsibility.
7. **Initial:** _____ Utilities will be maintained at all times including water, sewer & garbage. If not, the noncompliance fee per utility not maintained will be paid. Please review the utility addendum for more details www.tcrealty.com/utility.pdf
8. **Initial:** _____ Maintain the landscaping, lawn & trees as per the landscaping addendum, water each area a minimum of 3 hours each week, not to cut the lawn lower than 3", & Never to drive over the lawns. Review Landscaping addendum www.t-crealty.com/care.pdf
9. **Initial:** _____ If lawn mowing is hired out, I understand that mowing is all that is done and I agree to do the rest of the duties on the landscaping addendum. If not, then I agree to pay the extra charges if I do not.
10. **Initial:** _____ Agree to maintain the home & appliances and keep them clean and to adhere to the deposit refund form & the rental housing policies and procedures.
11. **Initial:** _____ Test Smoke Detector regularly and replace the battery with a Lithium battery only. Yes - They are expensive @7 but much less than the \$250 Fire Marshall fine.
12. **Initial:** _____ Agree to wash the interior/exterior windows & sills and exterior of home as often as necessary to keep them clean.
13. **Initial:** _____ Use only picture molding clips if picture molding is present in home. If not, Agree to fill all nails holes made to the property with shrink-free spackle applied with a finger never with a putty knife (as they leave big square swaths of material that not only ruins the paint job but also emphasize the patch rather than minimizing it).
14. **Initial:** _____ Provide proof of Renters Insurance covering all occupants, guests, pets, property, etc within 10 days of move in. If you take photos or video at that time, you must submit a copy to us within 10 days of move in with the Check in List.
15. **Initial:** _____ Agree that this rental is a Smoke, & Meth/Drug Free property & that we will be billed to repaint the home &/or reseal or replace the floors if any smoking odor is present. This is easily 3-5K for a standard 1 bedroom home. **Smoking is considered to be DAMAGE.** All of our properties are SMOKE FREE. So please enforce the no smoking on property rule. We bill \$1 to pick up cigarette butts. And \$250 Fine per violation (even guests) so be sure all person(s) smoke off the property.
16. **Initial:** _____ Agree to have the carpets cleaned professionally at minimum of once per year & at move out. I agree to have them cleaned more often if it is needed. **And agree if the carpets are still wet from cleaning not to move anything in on the carpets till it is completely dry** (or it will ruin the cleaning job).
17. **Initial:** _____ Bag all garbage before placing in garbage cans. All garbage & landscape debris removed weekly & at move out. Otherwise abandoned property notice must be served & storage charges accrue on anything we have to hold for required 8 day period. **No Dumping allowed on property/Lawn clippings & Landscaping debris must be removed.**
18. **Initial:** _____ Keep all areas of use free and clear of ice and snow at all times, leave heat on minimum of 60 degrees & drip hot & cold interior faucets when below freezing temperatures are expected. See Winter Weather Notice for details
19. **Initial:** _____ Put FELT under all furniture, never to wear high heels on the floors, use Minwax hardwood floor cleaner if home has wood floors &/or laminant floors and to adhere to the floor care form (Minwax not a wax - just a specialized cleaner).
20. **Initial:** _____ Reattach door & storm/screen door latches & safety chains if removed and make sure latched properly at all times so they do not blow in the window &/or are damaged.
21. **Initial:** _____ Change heater filters every 3 months or more often if they are dirty.
22. **Initial:** _____ Agree to Keep water damage from occurring (make sure washer water hoses are tight, plumbing/drains are not leaking, drip faucets during freezing temperatures, etc.) & keep liquid draino & plunger on premises in case of problems &/or emergencies. Preventive: Agree to Use liquid draino at least once a year to keep drains clean (especially bath sink with long hair).
23. **Initial:** _____ I/We Agree to stay a minimum period of: (check one) 6 months, 9 months, 12 months or: _____
24. **Initial:** _____ I/We Agree to pay my last months rent. If vacating in noncompliance, I/We understand there will be a noncompliance fee & that our contract signing incentives must be repaid.
25. **Initial:** _____ I/We agree to give written 30 days notice of our intent to vacate, pay our last month's rent on time, signed and return the Check Out/Move Out form completed, return all keys & garage door openers, provide a forwarding address and mail, fax or personally deliver these signed forms: www.t-crealty.com/confirm.pdf to T&C Realty. We agree to vacate by the end date on that notice or pay hold over rent + damages.
26. **Initial:** _____ I/We Agree to use small claims, mediation, & arbitration services to settle all disputes that have not been solved by an appointment with the manager (except for those specified in your rental contract ie: FED for nonpayment of rent, Uncured 30 day for/no cause notices or 10 day no cure notices, 24 hour notices, etc). I/We agree not to use frivolous claims in a lawsuit & If I/We do hire an attorney we understand that any fees waived by Town & Country Realty will become immediately due.
27. **Initial:** _____ Agree to return all keys & note returning possession to landlord at move out. If keys not returned & no note, eviction must be filled to return possession to us.
28. **Initial:** _____ Submit a written maintenance request when something on the property needs attention. www.t-crealty.com/maintenance.pdf
29. **Initial:** _____ Agree to review the rental contract often to make sure I/We are in compliance and understand that if I/We are not in compliance, our tenancy may be terminated and our contract may not be renewed. **For some reasons why tenancy may terminated, please review: www.t-crealty.com/termination.pdf**

Disclosures: Our "Facially Neutral Housing Policy" screening policy is available for review on our office wall & by email, fax, postal mail & personally delivery. We suggest you review it: www.t-crealty.com/policy.pdf & all individual property policies if apply. This policy may be updated & changed at any time. Please review it online or request it by fax, email, first class mail, or pick one up in our office.

Due to the recent Legislative Law changes, this office will require and must enforce that all tenants carry a Renters Insurance Policy and have the policy cover all pets, guests & property at that location. Owner's Policies will not cover your personal belongings or liability resulting from your negligence. A listing of insurance agents is in the Phone Book & Handout Warning Need of Insurance is available here.

If you have pets - please remember that our Pet Application & questionnaire is required before we can process your application. If you fail to submit a pet application with your rental application - your rental application will be denied. You will also need to bring your pet in for us to greet & also proof of immunization especially rabies or else application will be denied. Please request one or go online & print it at: www.t-crealty.com/pet.pdf

If you apply after hours or leave your application in our mail box with your screening charge. Our preferred method of getting this information to you is by email. Please make sure to leave a valid email address to send this to you.

Our screening criteria & screening charge receipt are located here: <http://www.t-crealty.com/screening.pdf>

For our good faith estimate of the number of rental available, Please visit for the number being advertised: www.livinginklamathfalls.com/rentals.htm

Got Questions? Text us at 541-883-3421 for a faster reply. You can call, press # & leave us a voicemail message as well.

For our Lead Based Paint Handout : www.t-crealty.com/lead.pdf

If you do not meet all of our screening criteria - please let us know immediately if you have access to a co-signer. We may approve your application with an increased security deposit &/or a cosigner. Please have them fill out the following information and get it to us right away: www.t-crealty.com/CosignerApplication.pdf

Sample of our rental agreement addendum: www.t-crealty.com/addendum.pdf

Please request the proper Facially Neutral Housing Policy for the property you are applying to rent. Sample of our Facially Neutral Housing Policy for houses: www.t-crealty.com/screeninghouses.pdf

Sample of our Facially Neutral Housing Policy for duplexes & apartments: www.t-crealty.com/screeningmulti.pdf

For reasons why we terminate tenancy - please visit: www.t-crealty.com/termination.pdf - we reserve the right to update this form at any time.

Our lead based paint disclosure is here: www.t-crealty.com/lead.htm - Even though we have no knowledge of lead in our homes (however most were built before 1978) nor any records to give you - our policy is still to disclose. Most of our homes have been painted numerous time since the 80s.

To our knowledge none of our homes are located in any flood plains.

We offer meth & smoke free housing and we test regularly for both.

CREDIT AUTHORIZATION
Authorization is hereby granted to Town & Country Realty to obtain information regarding my employment, checking and/or savings accounts, any, rental history and all credit information. Also I authorize a photocopy, digital copy, scan &/or digital signature &/or Fax/email Copy to represent my original signature below.

- If you are intending to purchase a home soon and:
- A). Would like assistance in finding a new home, please circle: yes no
 - B). Would like assistance in finding a home with arranging a home loan, please circle: yes no
 - C). Would like assistance with arranging a home loan, please circle: yes no

Information you should know: Each time a credit report is ran, it will deduct points from your credit score and just may be the difference between an A or B or C or even D credit loan which can mean \$1,000's more paid in higher interest loans. Be a smart buyer/borrower - Ask us for more information. We also specialize in hard & credit challenged loans - there is a loan out there for everyone.

Also your credit score is determined by your oldest loan/credit card, do not ever cancel credit cards/lines of credit - cut them up/don't use them - but leave them open or you could receive a huge hit to your credit score. www.annualcreditreport.com offers one free credit report per year. Check your report - if anything is wrong - file a complaint with each of the 3 credit bureau & get your credit report cleaned up. It is free & well worth your efforts.

Please be aware that no applications will be processed without all applicants signatures, all information on the application, all applications for occupants on file including pet(s) &/or cosigner and the application charge(s) paid in full and the tenant duties check off list initialed (we can not accept applications without all of this completed).

Please note - No leases or contracts can expire December 6th through January 4th

Please submit this application by fax, mail or dropping it off in our office lockbox if the office is closed. Your original signature must be next:

X Applicant Signature: _____
Property(s) you are applying for: _____

Date: _____ **Move-In Date:** _____
Email: _____

Need additional applications for more occupants. Go to: www.t-crealty.com/application.pdf

***** Individual adult occupants must fill out their own application & pay their own applicant screening charge. If residence history, etc. is the same as applicant #1, then write "Same". If personal references are the same, then write "Same".

Time & Date App. was Received: _____
Time & Date Screening Charge Received: _____
How? _____ fax dropbox in person mail email

Property Address: _____:

Amt of App. Fee(s) \$ _____ # of Adults _____
Paid how? paypal check cash money order
a). Examined Driver's License or picture ID? _____ yes _____ no
b). Recent Paystubs seen? _____ yes _____ no
b). Recent Bank Statements seen? _____ yes _____ no

Move-in Date: _____
Monthly Rent \$ _____
Lease period: _____
Amt. of Security Deposits \$ _____
Additional Security Deposit for Pet Under 3 years: \$ _____
Additional Security Deposit: \$ _____
Reason: Bad Credit, Insufficient or lack rental references, Other: _____

Approved date: _____

Reservation deposit received date: _____

Notes:

While we do understand that this is lengthy application - we have found that this process provides for a better overall landlord/tenant experience. It also offers you more peace of mind and enjoyment of your new home knowing your neighbors agreed to be responsible tenants as well.

Please feel free to explain anything that we may find while processing your application - ie - why you filed bankruptcy, possible bad reference from past landlord, Credit issues &/or late payments on credit accounts, etc.

We may be able to offer options with detailed explanations.

Thank you & Happy House Hunting!
Town & Country Realty

Got Questions?

Text us at 541-883-3421 for the fastest reply.

You can call, press # & leave us a voicemail message as well.

You can also send your \$30 per person applicant screening charge through PayPal.com - just send to info@t-crealty.com - Please do not use for rent or deposits unless you send to family & friends via a checking account. Any other way (credit cards,etc) please increase the amount by 3.0%(PayPal charges us to receive funds this way).



How Smart is your House?

Visit www.t-crealty.com/rentals.htm to learn more about our Smart Houses for rent. Keypads that control not only Lights but also scenes (Welcome, Entertain, Goodnight, All Off, etc.). Plus our Touch Screen Alarm systems you can control with your Smartphones!

