

Farrell & Associates, Inc. Property Management
Application to Rent Disclosures and Fees

4772 N. Lombard St. Portland 97203

503-285-4670 Office 503-349-4440 Emergency 503-283-6867 Fax jeffr@farrellrealty.com Email

The following are maximum amounts. The actual amount charged will depend on unit size, screening results, and other factors.

Unit Rent	\$2,000.00
Security Deposit	\$2,000.00
Late rent payment fee	\$100.00
NSF Fee	\$25.00 plus actual bank charge of
Smoke alarm/tamper/removal fee	\$250.00
Unauthorized pet fee	\$50.00 per incident
Non compliance fee	\$50 per incident,
Lease Break Fee	\$one and one half times the monthly rental amount or actual damages not limited to: concessions, unpaid rent and fees, damages relating to the cost of renting the dwelling unit to a new tenant.
Carpet cleaning cost	\$the actual cost of carpet cleaning after move out is charged to the tenant provided the cleaning is performed by use of a professional machine specifically designed for cleaning carpets and the carpet was cleaned prior to the tenant taking possession.
Loss of use of dwelling	\$Daily prorated rent charge during the period of time the performance of necessary cleaning or repairs (after move out), if the cleaning or repairs are performed in a timely manner.
Damages caused by tenant	\$40.00 per hour for labor to complete repairs due to damages beyond normal wear and tear, or actual vendor cost or actual replacement value. A landlord is not required to repair damage cause by the tenant in order to claim against the deposit for the cost to make the repair.

Applicant’s screening charge disclosure(s):

1. Agent may obtain a tenant screening or credit report which generally consists of:
 - a) Credit history including credit standing;
 - b) Public records, including but not limited to judgments, liens, evictions and status of collection accounts;
 - c) Information verification;
 - d) Current obligations and credit ratings; and
 - e) Criminal records.

2. Agent is requiring payment of an Applicant Screening Charge of \$35—none of which is refundable unless the Agent does not screen the applicant. Application is valid for up to two weeks from date of receipt by Agent.

I understand I have the right to dispute the accuracy of any information provided to Farrell & Associates, Inc. by a screening service or credit reporting agency. I am aware that an incomplete application may cause delays or result in denial of tenancy. I certify the above information is correct and complete and hereby authorize you to make inquiries you feel necessary to evaluate my tenancy and credit standing (including, but not limited to credit checks). If Farrell & Associates, Inc. is requiring payment of an applicant screening charge, applicant acknowledges receiving a copy of or reading Agent’s screening Guidelines. Any deposit paid to hold a unit is deemed non-refundable and will be transferred to the security deposit upon completion of the move-in process.

Applicant Signature

Dated

Application for Rental

4772 N. Lombard St.
Portland, OR 97203



One application per potential occupant 18 years or older; Please print clearly

Address of property you would like to apply for: _____
Applicants legal name (last, middle, first) _____ Social Security no. _____
DOB _____ Drivers license no. & State _____ Total no. Of occupants _____
Current phone no. _____ Current e-mail address _____
Names of applicants to be submitted w/ this application _____
Names of applicants 17 years and younger:
#1 Name _____ DOB _____ Social security no. _____
#2 Name _____ DOB _____ Social security no. _____
#3 Name _____ DOB _____ Social security no. _____

Current Residence Information

Have you EVER been evicted? Y N Why are you vacating your current residence? _____
Amount of rent or mortgage \$ _____ Date of move-in of current residence _____
Date of anticipated move-out _____
Current address including city, state, and zip code _____
Name, address, & phone no of current landlord/Mortgage Co. _____

Previous Residence Information

Amount of rent or mortgage at previous residence \$ _____ Why did you leave your previous residence? _____
Date of move-in? _____ Date of move-out? _____
What was your previous address? _____
Name, address, & phone no of previous landlord/Mortgage Co. _____

Income

Total monthly income: Gross \$ _____ & Net\$ _____ Source of income _____
How frequently do you receive income & in what amounts? _____
If employed name, address, & phone no. of company _____
When were you hired? _____ What is your position? _____ Supervisors name? _____
Contact information? _____

Current Residence Information

Have you ever been convicted of a crime? Y N Do you or members of your family smoke? Y N
Do you have any pets? Y N If so, what type/breed? _____
Do you have any bank accounts? Y N If so, with which institution? _____

How did you hear about us? Oregonian _____ Farrellrealty.com _____ Craigslist _____ Drive by _____ Other _____
X _____ Date: _____