

**DOLPHIN REAL ESTATE, LLC**

Licensed in the State of Oregon RBN #200906015
 115 NE 2nd St., **MAILING:** P.O. Box 7, Newport, OR 97365
 (800) 365-6638 (541) 265-6638 FAX (541) 265-6515
 WEB SITE www.drellc.us

RENTAL APPLICATION*(One application per person, 18 years or older.)***PLEASE PRINT CLEARLY!**

It is the policy of Dolphin Real Estate, LLC not to discriminate against anyone in any respect of the rental of apartments or houses because of race, color, national origin, religion, sex, disability or familial status (having children under age of 18).
 Each applicant over the age of 18 must fill out a separate application. **(Read disclosures on Reverse Side)**

UNIT ADDRESS THIS APPLICATION IS FOR _____ EST. DATE AVAILABLE _____ MONTHLY RENTS _____

NOTICE-THIS APPLICATION WILL BE MADE A PART OF YOUR RENTAL AGREEMENT

Any information that is provided by the applicant below which is unreadable, incomplete, or cannot be verified may be grounds for rejection. Information provided may be made available to other agencies or services for verification either during application or during occupancy, if approved during occupancy. By completing and submitting the application, applicant does not acquire any rights in any rental unit. Should the application be approved, applicant shall have one day to complete the rental agreement and pay identified fees, deposits, and rents within **24 Hours** of acceptance.

PHONE # & EMAIL WHERE YOU CAN BE REACHED: _____

APPLICANT'S LEGAL NAME (FRIST, MIDDLE & LAST) _____ SOCIAL SECURITY # _____ DOB _____ DRIVERS-LICENSE # _____ STATE _____

NEAREST RELATIVE NAME (RELATIONSHIP) _____ ADDRESS _____ CITY _____ STATE, ZIP _____ TELEPHONE NUMBER & EMAIL ADDRESS _____

VEHICLE/YEAR/MODEL _____ MAKE _____ COLOR _____ LICENSE # _____

RESIDENCE HISTORY:

CURRENT ADDRESS _____ CURRENTLY-DO YOU OWN OR RENT? _____ MONTHLY PAYMENT? _____

LENGTH OF OCCUPANCY _____ NAME OF/LANDLORD OR MORTGAGE COMPANY _____

ADDRESS _____ PHONE # _____ EMAIL ADDRESS _____

PREVIOUS ADDRESS _____ OWN OR RENT _____ LENGTH OF OCCUPANCY _____

NAME OF LANDLORD OR MORTGAGE COMPANY _____ ADDRESS _____

PHONE # _____ EMAIL ADDRESS _____

INCOME DESCRIPTION: (If income is from wages, please submit copies of one month's pay stubs. If self-employed, a copy of most recent Income Tax Return)

EMPLOYER NAME _____ COMPANY ADDRESS _____ TELEPHONE _____

GROSS WAGE _____ NET WAGES _____ FREQUENCY _____

ADDITIONAL SOURCES OF INCOME (LIST SOURCE, AMOUNT & FREQUENCY): Submit Proof of Source of Income.

SOURCE _____ AMOUNT\$ _____ FREQUENCY _____

TOTAL MONTHLY INCOME \$ _____**OTHER IMPORTANT INFORMATION**

LIST NAMES AND DATES OF BIRTH OF ALL MINORS TO OCCUPY UNIT

NAME _____ DOB: _____ NAME _____ DOB: _____

NAME _____ DOB: _____ NAME _____ DOB: _____

(Circle yes or no)

- Have you ever been evicted (FED)? Yes or No
- Do you or anyone in your group smoke? Yes or No
- Are you currently in bankruptcy? Yes or No
- Have you ever filed for bankruptcy? Yes (What Year? _____) No
- Have you ever been affiliated with a gang? Yes or No
- Have you or any persons listed on this application ever been convicted of a crime? Yes or No
- Are you currently charged with any crime? Yes or No
- Do you have any pets? Yes or No – Please inform Dolphin Real Estate LLC if you have an Aid/Assistance/Companion Animal so we may give you the appropriate documentation to fill out.
- Are you using a Section 8 Housing Voucher? Yes or No
- Are you currently or have you ever served in the military? Yes or No

APPLICATION PROCEDURE POLICY AND SCREENING DISCLOSURE

All persons 18 years of age or older, emancipated or minor eligible under ORS 109.607 must submit an application. You must look at properties before submitting an application. **With a valid driver's license and phone #** you will be given keys and directions to view property. Please inspect carefully. If you like it, fill out the application on the reverse side.

SCREENING CHARGE: \$45.00 (CERTIFIED CHECK OR MONEY ORDER) PER APPLICANT— **NOT REFUNDABLE.** Submit two pieces of ID: Valid Driver's License, Passport, Tribal ID, Visa, legal alien ID or Social Security Card—one must be picture.

PROCEDURE: Applications are time stamped and processed as first received. Allow up to three days for processing. Each application must fill out completely, truthfully and accurately. If application is accepted, applicant shall have 24 hours to sign rental agreement, get all utilities put in your name and pay all Security Deposits and pro-rated rent to move in.

SCREENING PROCESSING: Is done by Experian. Should you have a dispute or a concern with information obtained through the screening process you can call Experian directly at 888-397-3742 or you can access a dispute form online at www.experian.com/disputes/main.html.

NO SMOKING ALLOWED IN ANY UNIT AND NOT CLOSER THAN 25 FEET TO ANY BUILDING. No marijuana, medical or otherwise, may be grown, stored or consumed on the premises without the prior written consent of the owner.

PET POLICY: If the property you have applied for accepts a pet, the security deposit shall be increased \$500.00 per pet.

Pets must be at least 1 year old, have all current shots, immunizations, neutered or spayed and licensed. The following breeds are prohibited due to insurance limitation on liability, Pit Bulls, Staffordshire Terriers, Doberman Pinscher, Rottweiler, German Shepherd, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, Siberian Huskies, Wolf-hybrids or any mixed breed containing a portion or characteristics of these breeds.

RENTER'S INSURANCE IS REQUIRED IN ALL UNITS EXCEPT THOSE PROHIBITED BY STATUTE. ORS 90.222

SECURITY DEPOSITS: Are equal to one month's rent plus \$500.00 payable prior to move in. If your screening is deficient or income qualifications are not met, your Security Deposit may be increased at Dolphin Real Estate LLC discretion. A 30 day written notice is required prior to move out, thereafter Dolphin Real Estate LLC has 31 days after move out to mail a refund/written accounting to tenant. If cleaning is needed, you will be charged per diem per your monthly rent for timely cleaning.

OTHER FEES YOU MAY BE CHARGED: ORS 90.302 Late rent payment fee \$150.00; NSF Fee \$35.00; smoke Alarm tamper fee \$250.00; Unauthorized pet fee \$50.00 per incident; Noncompliance fee \$50.00 per incident; Carpet Cleaning cost by professional vendor or damages caused by tenant at \$100.00 per hour for labor to complete repairs beyond normal wear and tear or actual vendor cost or actual replacement value. Landlord is not required to repair damage caused by the tenant in order to claim against the deposit for the cost to make the repair. ORS 90.300 Section 6 (B) (b)

OCCUPANCY: Based on number of bedrooms—Studio, 2 persons—1 bedroom, 2 persons+1, 3 bedroom 6+1 HUD standards.

RENT: You may pay your rent online with a valid credit/debit card (connivance fee will apply) or bank account (E-Check option) and your account is accessible through a portal setup by APPFOLIO. You may also pay with a money order or certified check.

SELECTION CRITERIA:

1. Applicant must have a good credit history, and verifiable employment history.
2. Applicant must have good rental references.
3. Must have no previous evictions (Forcible Entry and Detainer Actions) within past five years.
4. Applicant must have good timely rental or mortgage payment history.
5. All section 8 applicants must sign a consent form allowing applicable housing authority to release contents of, or information pertaining to Applicant's housing file and rental history.
6. Verification of present and previous landlords.
7. **Applicant must have acceptable demeanor (attitude and behavior)**
8. Income Requirements: Gross Income shall be three times the amount of the rent. You may combine all applicants' income, must be from a legal source, if combination of your monthly personal debt, utility costs and rent payments exceeds fifty (50) percent of your gross monthly income before taxes, we may deny your application or approve with an increased security deposit.
9. Applicants must show two (2) pieces of government issued identification.

BASIS FOR REJECTION OF APPLICANT:

1. Negative information regarding prior rental history, including but not limited to:
 - a. Negative or insufficient reports from references or other sources;
 - b. An unacceptable or insufficient rental history, such as the lack of a reference from a prior landlord;
 - c. A prior action for possession under ORS 105.105 to 105.168 that resulted in a general judgment for the plaintiff or an action for possession that has not yet resulted in dismissal or general judgment.
 - d. Inability to verify information regarding a rental history.
2. Criminal records, including:
 - a) An unacceptable criminal history including but not limited to drug-related crimes, any person crimes, any sex offense, any crime involving financial fraud (including identity theft and/or forgery), and any other crime if the conduct for which the applicant was convicted or charged is of a nature that would adversely affect:
 - (i) Property of the landlord or a tenant; or
 - (ii) The health, safety or right to peaceful enjoyment of the premises of residents, the landlord or the landlord's agent.
 - b) Inability to verify information regarding criminal history.
3. Financial information, including:
 - a) Insufficient income and/or inability to verify income;
 - b) Negative information provided by a consumer credit reporting agency;
 - c) Inability to verify information regarding credit history.

- 4. Failure to meet other written screening or admission criteria set forth above.
- 5. The dwelling unit has already been rented.
- 6) False or incomplete information on the application
- 7) an open bankruptcy
- 8) unacceptable demeanor or attitude.

At signing I will receive copies of all documents I signed, thereafter; copies of these documents will cost \$0.25 cents per page.

ICERTIFY I HAVE READ THE ABOVE SCREENING CRITERIA PRIOR TO SUBMITTING AN APPLICATION AND SIGNING THE RENTAL AGREEMENT, THIS APPLICATION WILL BECOME A PART OF YOUR RENTAL AGREEMENT. Applicant hereby certifies that the information is true and correct and hereby authorized landlord/agent to make any necessary inquiries deemed necessary to evaluate the application for tenancy and credit standing. Applicant understands and accepts that any information provided that is incomplete, inaccurate or falsified shall be grounds for denial of the application or subsequent termination of tenancy upon determination of such falsified information. Applicant further states that he/she has read the application screening disclosure provided on the reverse side of this document.

Applicant Signature

Date