

TERRITORIAL LAND COMPANY
APPLICATION FOR RENTAL
541-942-9141

TODAY'S DATE: _____

ADDRESS OF RENTAL PROPERTY YOU ARE APPLYING FOR: _____

APPLICANTS INFORMATION

NAME: _____ SS#: _____ BIRTH DATE: _____
 First Middle Last

DRIVERS LICENSE: _____ STATE ISSUED: _____

PHONE: _____ CELL: _____ EMAIL: _____

PRESENT ADDRESS: _____
 Address City State zip

HOW LONG: _____ CURRENT RENT/MORTGAGE PAYMENT: _____

PRESENT LANDLORD: _____ PHONE _____

PREVIOUS ADDRESS: _____
 Address City State zip

HOW LONG: _____

FORMER LANDLORD (if applicable): _____ PHONE: _____

AMOUNT PAID: _____

****PLEASE ATTACH 3 MONTHS WORTH OF PAYSTUBS TO THIS APPLICATION****

EMPLOYER: _____ HOW LONG: _____ PHONE: _____

EMPLOYERS ADDRESS: _____
 Address City State zip

NET INCOME PER MONTH: _____

OTHER INCOME: _____

SOURCE OF INCOME: _____

PERSONAL REFERENCES

NAME	PHONE NUMBER	RELATIONSHIP
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1. _____

2. _____

3. _____

TURN PAGE OVER FOR CO- APPLICANT INFORMATION

CO- APPLICANTS INFORMATION

NAME: _____ SS#: _____ BIRTHDATE: _____
 First Middle Last

DRIVERS LICENSE: _____ STATE ISSUED: _____

PHONE: _____ CELL: _____ EMAIL: _____

PRESENT ADDRESS: _____
 Address City State zip

HOW LONG: _____ CURRENT RENT/MORTGAGE PAYMENT: _____

PRESENT LANDLORD: _____ PHONE _____

PREVIOUS ADDRESS: _____
 Address City State zip

HOW LONG: _____

FORMER LANDLORD (if applicable): _____ PHONE: _____

AMOUNT PAID: _____

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EMPLOYERS ADDRESS: _____
 Address City State zip

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OTHER INCOME: _____

SOURCE OF INCOME: _____

PERSONAL REFERENCES

NAME PHONE NUMBER RELATIONSHIP

1. _____

2. _____

3. _____

Please continue to next page for both applicants.

LIST NAMES AND AGES OF **ALL OTHER** PERSONS TO OCCUPY UNIT:

AUTOMOBILES (YEAR & MAKE): _____

LICENSE PLATE: _____

WHY ARE YOU VACATING YOUR PRESENT PLACE OF RESIDENCE? _____

HAVE YOU GIVEN NOTICE TO YOUR LANDLORD? _____

DO YOU HAVE ANIMALS? YES _____ NO _____ HOW MANY: _____

IF YES, WHAT KIND? (Please be specific to breed) _____

IN CASE OF AN EMERGENCY WHO DO WE CONTACT _____

RELATIONSHIP _____ PHONE NUMBERS _____

DO YOU SMOKE ANY OF THE FOLLOWING: CIGARETTES/ E CIGARETTES/ PIPE/ CIGARS/ MARIJUANA?

YES _____ NO _____ IF SO, PLEASE INDICATE WHICH _____

I AGREE TO PAY A NON-REFUNDABLE FEE FOR CREDIT/CRIMINAL/EVICTION REPORTS AND GIVE MY/OUR PERMISSION FOR TERRITORIAL LAND COMPANY TO OBTAIN SAID REPORTS. COST IS \$40.00 FOR EACH PERSON OVER THE AGE OF 18. (1 PERSON IS \$40, 2 PERSONS IS \$80, 3 PERSONS IS \$120. IF YOU ARE FROM OUT OF STATE THEN THE FEE IS AS FOLLOWS: 1 PERSON - \$50, 2 PERSONS - \$100, 3 PERSONS - \$150

By signing this application, I/we agree to allow my employer to release any and all information concerning my job time and wages. I also agree that Territorial Land Company may check credit, criminal and eviction history on me/us as well as call any rental references I list on this application.

WE CHECK YOUR INCOME AND REFERENCES BEFORE ASKING FOR THE CREDIT FEE, PLEASE MAKE SURE WE HAVE ALL NAMES AND PHONE NUMBERS NEEDED TO DO THIS

APPLICANT SIGNATURE: _____

CO-APPLICANT SIGNATURE: _____

TERRITORIAL LAND COMPANY, LLC
P.O. BOX 865
1785 E. MAIN ST.

COTTAGE GROVE, OR 97424
541-942-9141 FAX 541-942-1653

Tenant Qualification Criteria

We abide by the Equal Opportunity In Housing laws in letter and spirit. We commit to meet every aspect of the Oregon Landlord Tenant Law. We want our customers to be pleased with their home and we work to meet the trust that is placed with us by the owners of the property who have selected our company to provide management services.

Our tenant screening process involves the following things:

1. We need to know how much your monthly income is and have the ability to verify your income. This will involve contacting your employer and/or reviewing your pay stubs or bank checking account. In general, we need to see monthly income that is approximately 3 times the amount to the rent for the property you are considering. Money in savings can help and exceptions can be made, but here is where we start. An exception will usually involve a greater deposit.
2. We need to know about your most recent housing arrangement and the one previous to that. This may be by contacting your present landlord and former landlord or reviewing your mortgage payment history. We will need to know what your monthly payment was and if it was paid in a timely manner.
3. We will conduct a credit report on all applicants for the rental property that are 18 years of age or older. Most units require fair to excellent credit to qualify, some exceptions may apply.
4. We will conduct a criminal background investigation on all applicants for the rental property.
5. We will conduct a public records search to determine if you have ever been evicted.
6. We will need to see photo-identification for each applicant that corresponds to the application that is submitted. All residents of the property who are 18 years of age or older must submit an application.

In considering an application for rent we evaluate the information we receive in the above screening, all of which is taken in to form a picture of your ability to qualify for the property you are wishing to rent. Rarely will a single issue preclude us from renting to a prospective tenant, though there are certain situations that make it very difficult, such as a criminal history or past evictions.

Oregon applicants are \$40 per person, outside of Oregon is \$50 per person. If you wish, you can ask for us to review your application and discuss anything that you think may fall into the above disqualifying matters or that may create a challenge for us in successfully renting to you, as outlined below.

Security Deposits: All of our rental units require a security deposit which may vary, depending on the property. We do not collect non-refundable deposits, nor do we charge last month's rent on most units, however, at a minimum, upon the termination of the rental agreement we will have the carpets and blinds professionally cleaned and if needed, we will have a cleaning service visit the unit to address anything requiring attention after you have vacated. These charges are deducted from your deposit. Deposit amounts may increase to accommodate for fuel oil, pets, credit issues, income standards, new employment or such other matters as may be determined to qualify an applicant for the property. Additional charges that will be deducted from a deposit are unpaid rent, collection actions or court costs, damage or repairs and any unpaid utility charges.

Pets. Some units allow pets and some do not. For insurance reasons, certain breeds of dogs are not acceptable under any circumstances. If you have a question let us know. If you have an authorized pet or service/companion animal and it creates disturbances such as barking, defecating in neighboring lawns, getting into garbage or acting in any kind of threatening manner, or causes damage to the unit then the pet must go or the lease/rental agreement will terminate.