

# Bright Apartments Rental Criteria

## General Requirements to process your application:

- Positive identification with picture for each applicant.
- You must be able to enter a legal and binding contract.
- Applicant(s) may be required to provide utility bill(s) and/or other proof in applicant's name to confirm occupancy of rental references.

## What we do with your application and why: (Please check the Important Details section)

- A credit report will be run. We feel it is important to have a good track record of paying your bills, because by renting an apartment to you, we are extending to you a form of credit, so your past actions with others who have extended credit to you are important. We will not count medical collections when evaluating your credit.
- We verify employment and may require proof of your income. Residents must have a combined income that is 2 ½ times or more of the monthly rent. Two applicants may combine their income to meet the 2 ½ standard. However, each additional applicant must individually have an income that is at least 2 ½ times the monthly rent. (if you're responsible for all utilities, then 3 times monthly rent). You should have job history of at least 3 months.
- We will run a criminal report including felonies and misdemeanors. Like you, we do not wish to have a neighbor who may constitute a threat to the health or safety of others or whose tenancy would result in physical damage to the property of others. In viewing arrest records, we shall consider the original offense charged in our evaluation, rather than any lesser offense to which the applicant plead guilty. Pending charges may delay your application process until the case is resolved.
- We do rental reference checks. We want to know if you were a good tenant, what condition you left your apartment in and if you disturbed your neighbors. If you've rented a house, we may need additional information (utility bill or rental contract in your name). Rental references must include information on payment history, disturbances, damage beyond normal wear & tear and adherence to neighborliness.

*Full time University Students or recent graduates thereof* - need not have credit history or landlord references if they can provide a qualified co-signer. Online university students are not included in this exception.

## Important Details:

### *What doesn't qualify as a rental reference - included but not limited to:*

- Family, friends and roommates do not count as references.
- Renting a room in someone's house, subletting, renting a hotel room or renting an RV space does not count as a reference.
- If you've rented for 3 months or less, we may need an additional reference.
- Dorms and dwellings where work was exchange for rent.

### *What doesn't count toward good credit:*

- Jewelry companies' charges, secured credit cards, deferred payment accounts or you have less than 3 trades.
- Accounts with co-signers or guarantors.

### *Common reasons for being declined:*

- Felonies and/or certain misdemeanors
- Negative rental history includes, but is not limited to, the following: previous evictions, FED filing(s) against you, defaults in lease agreements, outstanding balances owed or record of a collection to another apartment community, any record of disturbance of neighbors, illegal occupants, unauthorized pets, housekeeping habits at a prior residence which may adversely affect the health or welfare of other residents.
- Insufficient monthly income

### *Co-signer Details:*

- If an applicant is unable to meet one or more of our screening requirements, a co-signer may be required.
- Co-signers will not be accepted for an applicant's poor credit or negative references.
- If a co-signer is accepted, they will be responsible for paying the monthly rent as well as any and all damages or fees that may result from the applicant's residency should the applicant be found to be in default of the Rental Agreement.
- The co-signer(s) must sign the Co-Signer Agreement and/or any other documents Management deems necessary prior to the applicant(s) taking possession of the premises
- We reserve the right to notify the co-signer about any information related to the tenancy which we deem necessary.



# Bright Apartments Rental Application

Website: [www.brightapartments.com](http://www.brightapartments.com) Email: [rentals@brightapartments.com](mailto:rentals@brightapartments.com)

**Main Office:** 280 East 17th Ave Eugene, OR  
Tel: (541) 344-4619 Fax: (541) 686-3573

We are committed to Equal Opportunity Housing. We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, sex, disability, familial status, religion, national origin or sexual orientation. Our staff will provide reasonable accommodations to disabled persons in order to provide them with equal opportunity to use and enjoy their residence and/or common areas.

**Please understand, when we evaluate your application, we are looking at your current and past actions and behavior.** We cannot look into the future or give "second chances". We take a snapshot of your present and past from your application, and apply our criteria. If you do not qualify, your application will be declined.

**All applications are processed at our main office.** Please call us at **(541) 344-4619** for any questions regarding the status of an application.

### Rental Office Locations and Phone Numbers

<b>Eugene</b>	280 E. 17th Avenue	(541) 344-4619
<b>Salem</b>	4954 Liberty Rd S	(503) 363-4190
<b>Keizer</b>	3514 Sandra Avenue	(503) 393-1126
<b>McMinnville</b>	204 SW Elmwood Street, Apt 9	(503) 472-4448
<b>Gresham</b>	1229 NE Hogan Place	(503) 667-4501
<b>Portland</b>	3440 SW Alice Street	(503) 206-7686
<b>Cedar Mill</b>	1040 NW 123rd Ave	(503) 469-9399
<b>Vancouver</b>	804 NE 104th Street	(360) 574-2211

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

What apartment building are you applying for? \_\_\_\_\_

If the apartment you're interested is unavailable, would you be interested in another apartment? If so what is your apartment rental budget? \_\_\_\_\_

How many bedrooms do you need?      Studio      1 bedroom      2 bedroom      3 bedroom

When do you need to move in? \_\_\_\_\_



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Web: [brightapartments.com](http://brightapartments.com) Email: [rentals@brightapartments.com](mailto:rentals@brightapartments.com)

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Middle Name: \_\_\_\_\_

Cell Number \_\_\_\_\_ Work: \_\_\_\_\_ Email: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Social Security #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Birth Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**Your Current Residence** ===== **Your Current Residence**

Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

[  family  relative  friend  roommate  landlord ]

Address: \_\_\_\_\_ City: \_\_\_\_\_ St. \_\_\_\_\_ Zip: \_\_\_\_\_

[  apt  house  room  duplex]

Rent:\$ \_\_\_\_\_ Sec Dep:\$ \_\_\_\_\_ Length of Residency: \_\_\_\_\_ Move in date \_\_\_\_/\_\_\_\_/\_\_\_\_

Thirty (30) day notice by? Management / You / Not Given Bounced Checks? Yes / No How many 72 Hour Notices? \_\_\_\_

**Previous Residence - 1** ===== **Previous Residence - 1**

Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

[  family  relative  friend  roommate  landlord ]

Address: \_\_\_\_\_ City: \_\_\_\_\_ St. \_\_\_\_\_ Zip: \_\_\_\_\_

[  apt  house  room  duplex]

Move in date \_\_\_\_/\_\_\_\_/\_\_\_\_ Move out date \_\_\_\_/\_\_\_\_/\_\_\_\_ Length of Residency: \_\_\_\_\_

Rent:\$ \_\_\_\_\_ Sec Dep:\$ \_\_\_\_\_ How Much Refunded? \$ \_\_\_\_\_ Owe Rent or Additional Charges? \_\_\_\_\_

30 day notice by? Management / You / Not Given Bounced Checks? Yes / No How many 72 Hour Notices? \_\_\_\_

**Previous Residence - 2** ===== **Previous Residence - 2**

Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

[  family  relative  friend  roommate  landlord ]

Address: \_\_\_\_\_ City: \_\_\_\_\_ St. \_\_\_\_\_ Zip: \_\_\_\_\_

[  apt  house  room  duplex]

Move in date \_\_\_\_/\_\_\_\_/\_\_\_\_ Move out date \_\_\_\_/\_\_\_\_/\_\_\_\_ Length of Residency: \_\_\_\_\_

Rent: \_\_\_\_\_ Sec Dep:\$ \_\_\_\_\_ How Much Refunded? \$ \_\_\_\_\_ Owe Rent or Additional Charges? \_\_\_\_\_

30 day notice by? Management / You / Not Given Bounced Checks? Yes / No How many 72 Hour Notices? \_\_\_\_

**Current Employer** ===== **Current Employer**

Employer: \_\_\_\_\_ Position: \_\_\_\_\_ Phone: \_\_\_\_\_

Business Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

Length of Employment: \_\_\_\_\_ Income (monthly): \_\_\_\_\_ Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

**Previous Employer**

Employer: \_\_\_\_\_ Position: \_\_\_\_\_ Phone: \_\_\_\_\_

Business Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

Length of Employment: \_\_\_\_\_ Income (monthly): \_\_\_\_\_ Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

**OTHER SOURCES OF INCOME SUCH AS UNEMPLOYMENT, SOCIAL SECURITY, CHILD SUPPORT, HOUSING SUBSIDY**

Source: \_\_\_\_\_ Amount: \_\_\_\_\_

Source: \_\_\_\_\_ Amount: \_\_\_\_\_

Source: \_\_\_\_\_ Amount: \_\_\_\_\_

**INFORMATION ON ALL THOSE WHO WILL OCCUPY THE APARTMENT (INCLUDING APPLICANT)**

Name	Birth date	Gender	Relationship

**Vehicles**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Lic: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Lic: \_\_\_\_\_

**Additional Information****Please re-enter your Social Security Number:** \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_Ever been evicted? **YES / NO** When \_\_\_\_\_ Where \_\_\_\_\_ By Whom \_\_\_\_\_Do you smoke? **YES / NO** if yes Inside house / Outside house | Any Pets? **YES / NO** What kind: \_\_\_\_\_

Why are you vacating your present place of residence? \_\_\_\_\_

Have you ever been convicted of a crime? **YES / NO** If yes explain \_\_\_\_\_Are there any criminal charges now pending against you? **YES / NO** if yes explain \_\_\_\_\_**Emergency Information - Someone to contact in an emergency that is not living with you**

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

**Please sign next page to complete application!!**

**Please read the following and sign - Thank You**

- We will not honor any verbal comments, agreements or statements. ( If some issue is important to you, please ask and we will write out an agreement and all sign )
- We may require that you obtain, at your cost, renters insurance and provide proof thereof within two weeks of signing the rental agreement.
- Negative information received after the application is processed and approved may be grounds for denial of your application with cancellation and refund of the deposit or termination of your tenancy.
- If you owe utility bills we may ask that you provide proof of payment before you move in.
- By signing below, you are giving Bright Apartments/River Rentals LLC permission to obtain the following:
  - 1) Credit Report
  - 2) Criminal Report
  - 3) Call present and past landlords to verify your rental history
  - 4) Call present and past employers to verify your employment history and salary/wages

In signing this application, I certify that the information given on the application is correct and complete and I authorize Bright Apartments/River Rentals LLC to make the inquiries necessary to process and verify my application. I also understand that falsified or incomplete information is sufficient grounds for rejection of my application. If any information supplied on this application is later found to be false, this is grounds for termination of tenancy. If this application is approved, applicants will have 24 hours from time of notification to leave a hold deposit and make any other deposits required by owner/agent. If applicants fail to execute a Rental Agreement and make the deposits within that time, they will be deemed to have refused the unit and the next application for the unit will be processed.

**\*\*\*\*\* IMPORTANT – INFORMATION REQUIRED TO COMPLETE YOUR APPLICATION \*\*\*\*\***

**SOME PROOF OF IDENTITY IS REQUIRED PLEASE BRING A DRIVERS LICENSE OR STATE I.D.**

**Please Print Name:** \_\_\_\_\_

**Please Sign:** \_\_\_\_\_

**Best phone number to contact you:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**We may need to contact you regarding the status of your application. How do you wish to be contacted?**

**email address:** \_\_\_\_\_

**Mail:** \_\_\_\_\_