

APPLICANT SCREENING CRITERIA

It is important to our owners that the tenant in their home is of high character and financially responsible. To meet these requirements, we have a thorough screening process. Please review this list of criteria and if you meet these expectations, we would be happy to rent to you.

We will process applications in the order received and accept an applicant who has the following qualifications:

- Application must be completed by all residents over 18.
- A credit report with at least three accounts; all accounts in good standing.
- No evictions, liens, or judgments on the credit report.
- A positive landlord reference for two years: rent paid as agreed, no damages, proper notice given to vacate, no complaints against tenant.
- Two years of employment verification is standard. Applicants' gross monthly household income must be 3-4 times the amount of the monthly rent. Income will be verified from copies of the prior month's pay stubs, ***to be provided w/ the application.*** Self-employed applicants must provide the most recent 2 tax returns and 3 months bank statements. Unverifiable income will NOT be considered.
- Generally, no more than two residents per bedroom.
- No more than two vehicles; no RV's or boats, unless specifically provided for.
- No pets, if the property does not allow pets. (Documented Service/Companion animals are allowed.)
- Nonsmokers, if the property restricts smoking.
- The application is for possession within two weeks of the date the unit is available, the proposed rent is consistent with the asking rent, the term of the lease is as requested, and all deposit requirements have been met.

If your application does not meet all of these criteria, we will nonetheless process it and present it to the owner for approval. It is possible that the owner may accept the application with modifications and/or additional deposit.

We will obtain credit reports and landlord references as well as verify employment or other income. You have the right to dispute any information received during this process.

L. Moore Property Management does not discriminate based on race, color, religion, sex, national origin, familial status, handicap, or source of income. We comply with all federal, state and local laws concerning discrimination.

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