

# RENTAL APPLICATION

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TRY Investments

995 Olney St

Aumsville, OR 97325

Phone: 503-448-RENT(7368)

Fax: 503-749-2089

Email: [tryinvestments@wvi.com](mailto:tryinvestments@wvi.com)

Screening Charge: \$50

Money Order Only

Property Management (Owner/Agent):

Manager Phone: Address:

Requested Rental Property (Name/Address):

Unit (No./Type): Move In Date: Proposed Monthly Rent: \$

Property Smoking Policy: ☐ Prohibited ☐ Allowed (Entire Premise) ☐ Allowed (Limited Areas Per Management)

Good Faith Estimate: There are approximately comparable units currently or soon to be available and applications for those units have been accepted and are currently under consideration. (1 and 0 respectively if blank)

Owner/Agent charges a screening charge as set forth above and may obtain a consumer and/or investigative consumer report ("Report") regarding you, the applicant below, prepared by **Advanced Reporting, PO Box 12398, Salem, OR 97309, Phone: 888-375-0451, Fax: 877-450-2774, <http://advrep.com>**, another agent of Owner/Agent, and/or Owner/Agent itself. The Report may include information regarding your credit, income, employment, rental history and criminal records and may include information as to your character, general reputation, personal characteristics and mode of living. Information and disclosures regarding your rights under federal and state consumer reporting and ID theft protection laws regarding the nature and scope of the investigation and the storage and disposal of your information and remedies available if Owner/Agent has not maintained secured records are available upon request. You have the right to dispute the accuracy of the information contained in the Report.

I certify that the information provided in this application is correct and complete and hereby authorize Owner/Agent to obtain a Report, as described above, and make any inquiries necessary to evaluate my tenancy, credit standing and ability to pay. I understand that giving incomplete or false information is grounds for rejection of this application. I understand that if any information supplied on this application is later found to be false, this is grounds for termination of tenancy.

I have received, read and understand Owner/Agent's Screening Criteria.

Applicant Signature: Date:

☐ Renter ☐ Co-Signer Applying with/for:

Applicant Name:

Phone: Email:

SSN: Other Name(s) Used:

Date of Birth: / / Photo ID(No./Type): Verified ☐ Yes ☐ No

Current Address: City: State: Zip:

☐ Own ☐ Rent Landlord/Complex: Phone:Monthly Payment: \$ Move In Date: Have you given notice? ☐ Yes ☐ No

Previous Address: City: State: Zip:

☐ Own ☐ Rent Landlord/Complex: Phone:

Monthly Payment: \$ Move In Date: Move Out Date:

Current Employer: Phone:

Self-Employed? ☐ Yes ☐ No Location: City: State: Zip:

Gross Monthly Income: \$ Position: Hire Date:

☐ Previous ☐ Additional Employer: Phone:

Position: Location: City: State: Zip:

Gross Monthly Income: \$ Hire Date: End Date:

# RENTAL APPLICATION

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Other Occupant(s)

Name: \_\_\_\_\_ DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_ SSN: \_\_\_\_-\_\_\_\_-\_\_\_\_

Name: \_\_\_\_\_ DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_ SSN: \_\_\_\_-\_\_\_\_-\_\_\_\_

Name: \_\_\_\_\_ DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_ SSN: \_\_\_\_-\_\_\_\_-\_\_\_\_

Name: \_\_\_\_\_ DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_ SSN: \_\_\_\_-\_\_\_\_-\_\_\_\_

Animal(s) Vehicle(s)

Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_

Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_

Type: \_\_\_\_\_ Age: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_

Type: \_\_\_\_\_ Age: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_

Emergency Contact

Name: \_\_\_\_\_ Phone: \_\_\_\_-\_\_\_\_-\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

In Case of Death Bank(s)

Name: \_\_\_\_\_ Phone: \_\_\_\_-\_\_\_\_-\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Name(s): \_\_\_\_\_

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

Do you intend to use: ☐ Waterbed ☐ Aquarium ☐ Musical Instrument: \_\_\_\_\_

In the last 5 years have you been or are you in the eviction/foreclosure process? ☐ No ☐ Yes : date(s): \_\_\_\_\_

In the last 10 years have you filed or are you currently filing for bankruptcy? ☐ No ☐ Yes : date(s): \_\_\_\_\_

Have you or any other occupants ever been convicted of or pled guilty or no contest to any felony or misdemeanor?

☐ No ☐ Yes : describe: \_\_\_\_\_

The following information is subject to change prior to execution of a Rental Agreement. Additional Written Notice(s) Attached: ☐ No ☐ Yes  
The actual amount(s) charged will depend on unit size and type, screening results and other factors.

Renter's Insurance: ☐ Required Minimum Amount \$ \_\_\_\_\_ (\$100,000 if blank) ☐ Not Required

Maximum Potential Rent \$ \_\_\_\_\_ Security Deposit Min \$ \_\_\_\_\_ Max \$ \_\_\_\_\_

Rent(s)/Deposit(s): \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

If this application is approved, applicant will have \_\_\_\_\_ hours from the time of notification to execute an agreement and make all deposits required thereunder. If applicant fails to act within the timeframe above it will constitute a refusal of the unit and the next application will be processed.

Owner/Agent Signature: \_\_\_\_\_ Date/Time Received: \_\_\_\_\_

Decision: ☐ Approved ☐ Declined/Conditions - Adverse Action Notice ☐ Provided Method/Date/Time: \_\_\_\_\_

# TRY INVESTMENTS

995 Olney Street  
Aumsville, Or 97325  
503-448-RENT(7368) p  
503-749-2089 fax

**When turning in an application to TRY Investments, you will need the following things:**

1. A Government or State picture ID
2. \$50 application fee for each person living in the home that is 18 and over and for all co-signers. This must be in certified funds only (money order or cashier's check), no cash or cards. Application fee is nonrefundable.
3. Three most recent months of proof of income for every applicant applying. All sources of income coming into the home need to gross three times the rent or more and five times the rent or more for co-signers.
  - If you have a new job, you will need a letter on company letterhead by your supervisor stating your hourly wage or salary, approximate hours you will be working, your position, your start date, that your job is secure, and the supervisor's contact information and signature.
  - If you are on housing, you will need to bring the Housing packet with applications.
4. Last five years of residential history, including landlord's name and phone number.
5. All renters are required to have Renters Insurance with a minimum of \$100,000 liability insurance and TRY Investments listed as an "Interested Party". All adult tenants need to be listed on the policy. Written proof needs to be provided at lease signing.
6. If you have animals, we need to meet them and approve of them before we can approve you for the property.
7. Pets: We increase the Security Deposit by \$500 per pet. You will need to pay Pet Rent of \$25 for each pet per month. We will need current up-to-date shot records and a current colored printed picture of the animal. Dogs must be licensed in Marion County.

Please provide all the above items when bringing in your application for processing. If you have any questions or you are ready to turn in your application, please call the number listed above. We look forward to working with you, here at TRY Investments.

Sincerely,  
TRY Investments

Updated 12/12/2024

## APPLICATION SCREENING GUIDELINES

### APPLICATION PROCESS

- We are an equal housing provider and offer an application form to everyone that wants one. We do not discriminate against an applicant based on race, color, religion, sex, sexual orientation, national origin, marital status, familial status or source of income.
- We review completed applications with all required documents in the order in which we receive them.
- We may require up to eight (8) business days to verify information on an application.
- If we are unable to verify information on an application, the application may be denied.

### SCREENING GUIDELINES

#### Complete Applications

- Each applicant 18 years of age and over must submit an individual application.
- We will not review or process incomplete applications or an application that we cannot read.
- Applications must be signed and dated.
- We will accept the first qualified applicant(s).

#### Identification

- Applicants must show a government issued identification. (Examples: ID, driver license, passport)

#### Rental History

- Five (5) years of residential history as well as contact information for your rental references. (Insufficient rental history may increase security deposit.)
- Applicants must provide the information necessary to contact past landlords. We reserve the right to deny an applicant if, after making a good faith effort, we are unable to verify rental history.

#### Sufficient Income/resources

- Gross household income must be at least three (3) times the rent.
- Income must be verifiable through the last three (3) months of current pay stubs, employer contact, current tax records and bank statements if self-employed, housing voucher, food stamp letter, TANIF letter, Social Security, Disability, VA, Child support.

**Note:** We include the full amount of the maximum monthly rent allowance through housing, vouchers with TANIF, food stamps, and all other forms of income as a part of your three (3) times the rent qualifications.

#### Credit/Criminal/Public Records Check

- Negative credit, rental, public, criminal reports from the last 5 years may result in a denial of an application.
- Arrests that did not result in a conviction will not be considered.
- Any individual who is a current illegal substance abuser or has been convicted of illegal manufacturing or distribution of a controlled substance may be denied.
- Applicants with any criminal history will be asked to provide documentation of what occurred, when the crime took place, documents showing what they have done to correct the behavior, classes completed, letter from PO officer, etc.

**Any crime that would adversely affect the property, the health and safety of others, or the right to a peaceful environment may result in a denial of an application.**

#### Exceptions

- Exceptions may be made for applicants by increasing deposits or accepting qualified co-signers in certain circumstances.

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## SCREENING PROCESS

- We determine based on the application whether the applicant meets our screening guidelines.
- We verify income and financial resources.
- We verify current and previous landlords.
- We obtain a credit report, an eviction report, criminal record report, public record report and may include information as to Applicant's character, general reputation, personal characteristics, and mode of living.

**The advertised deposit for each property is a starting deposit. The amount will be based on applicant's credit, rental and criminal history and can go as high as 3 times the starting deposit.**

Updated 11/2/23