MULTIFAMILY NW®
The Association Promoting Quality Rental Housing

OREGON (NOT FOR CITY OF PORTLAND)

RENTAL APPLICATION

TO BE COMPLETED BY EACH ADULT APPLICANT

ALL UNITS SUBJECT TO AVAILABILITY

EQUAL HOUSING OPPORTUNITY

OFFICE USE ONLY

☐ NEW MOVE-IN ☐ OCCUPANT TURNING 18 ☐ ADD/REMOVE ROOMMATE ☐ TRANSFER

PROPERTY NAME / NUMBER Oregon Demo Property

UNIT NUMBER ____ ADDRESS ____

DATE UNIT WANTED ____ (MM/DD/YYYY) UNIT RENT $____ NON-REFUNDABLE SCREENING CHARGE $____

OWNER / AGENT ____ PHONE ____

OWNER / AGENT ADDRESS ____

SMOKING POLICY: ☐ ALLOWED - ENTIRE PREMISES ☐ PROHIBITED - ENTIRE PREMISES ☐ ALLOWED IN LIMITED AREAS (ASK MANAGEMENT FOR DETAILS)

APPLICANT

HAVE YOU APPLIED TO ANY OTHER LOCATIONS MANAGED BY OWNER/AGENT IN THE LAST 60 DAYS? ☐ YES ☐ NO

IF YES, WHERE? ____

APPLICANT FULL LEGAL NAME ____ EMAIL ____

PREVIOUS NAMES, ALIASES OR NICKNAMES USED ____

DATE OF BIRTH ____ (MM/DD/YYYY) SOC. SECURITY # ____ APPLICANT PHONE (____)____

PHOTO I.D. TYPE____ #____ / STATE____ EXP. DATE____ (MM/DD/YYYY)

CURRENT STREET ADDRESS ____

CITY ____ STATE ____ ZIP ____ DATE YOU MOVED IN ____ (MM/DD/YYYY)

CURRENT LANDLORD NAME ____ LANDLORD PHONE (____)____

LANDLORD EMAIL ____ LANDLORD FAX (____)____

STREET ADDRESS (OR APARTMENT NAME) ____

CITY ____ STATE ____ ZIP ____

APPLICANT FORMER STREET ADDRESS ____

CITY ____ STATE ____ ZIP ____ FROM ____ (MM/DD/YYYY) TO ____ (MM/DD/YYYY)

FORMER LANDLORD NAME ____ LANDLORD PHONE (____)____

LANDLORD EMAIL ____ LANDLORD FAX (____)____

STREET ADDRESS (OR APARTMENT NAME) ____

CITY ____ STATE ____ ZIP ____

OTHER STATES AND COUNTIES YOU HAVE LIVED IN DURING THE PAST 5 YEARS ____

CURRENT EMPLOYER ____ PHONE (____)____

HR EMAIL ____ HR FAX (____)____

STREET ADDRESS ____

CITY ____ STATE ____ ZIP ____

POSITION ____ HOW LONG? ____ GROSS MONTHLY INCOME $____

OTHER MONTHLY INCOME: SOURCE ____ $____ / SOURCE ____ $____

ARE YOU SELF-EMPLOYED? ☐ YES ☐ NO

☐ **PREVIOUS** ☐ **ADDITIONAL EMPLOYER** ____ PHONE (____)____

HR EMAIL ____ HR FAX (____)____

STREET ADDRESS ____

CITY ____ STATE ____ ZIP ____

POSITION ____ HOW LONG? ____ IF ADDITIONAL EMPLOYER, GROSS MONTHLY INCOME $____

THE FOLLOWING INFORMATION IS SUBJECT TO CHANGE PRIOR TO EXECUTION OF RENTAL AGREEMENT.

RENT

THE FOLLOWING ARE MAXIMUM AMOUNTS. THE ACTUAL AMOUNT CHARGED WILL DEPEND ON UNIT SIZE, SCREENING RESULTS, AND OTHER FACTORS.

MAXIMUM POTENTIAL RENT $____

____ $____

____ $____

____ $____

____ $____

DEPOSITS

SECURITY DEP. MINIMUM $____

SECURITY DEP. MAXIMUM $____
(DEPENDS ON SCREENING RESULTS AND UNIT SIZE)

____ $____

____ $____

____ $____

____ $____

____ $____

INSURANCE

☐ IF CHECKED, RENTER'S INSURANCE WILL BE REQUIRED.

☐ IF CHECKED, RENTER'S INSURANCE WILL BE REQUIRED IF ____

MINIMUM INSURANCE AMOUNT: $____ ($100,000 IF LEFT BLANK)

OWNER/AGENT MUST BE LISTED AS AN "INTERESTED PERSON" ON THE INSURANCE POLICY AND PROOF OF SUCH LISTING PROVIDED PRIOR TO MOVE-IN.

(NO INSURANCE WILL BE REQUIRED IF: A) THE HOUSEHOLD INCOME OF ALL OF THE TENANTS IN THE UNIT IS EQUAL TO OR LESS THAN 50 PERCENT OF THE AREA MEDIAN INCOME, ADJUSTED FOR FAMILY SIZE AS MEASURED UP TO A FIVE-PERSON FAMILY; OR B) IF THE DWELLING UNIT HAS BEEN SUBSIDIZED WITH PUBLIC FUNDS, NOT INCLUDING HOUSING CHOICE VOUCHERS.)

☐ ON SITE ☐ RESIDENT ☐ MAIN OFFICE (IF REQUIRED)

OTHER OCCUPANTS

NAME	DATE OF BIRTH
	MM/DD/YYYY
	MM/DD/YYYY
	MM/DD/YYYY
	MM/DD/YYYY
	MM/DD/YYYY

VEHICLES

MAKE	MODEL	COLOR	STATE	LICENSE PLATE #	OWNER

OTHER

☐ IF CHECKED, PETS ARE NOT ALLOWED AT THIS PROPERTY.

☐ IF CHECKED, PETS ARE ALLOWED SUBJECT TO APPROVAL BY MANAGEMENT. HOW MANY PETS WILL BE RESIDING IN THIS UNIT? ________

NAME ________ TYPE ________ BREED ________ AGE ________ WEIGHT ________

NAME ________ TYPE ________ BREED ________ AGE ________ WEIGHT ________

NAME ________ TYPE ________ BREED ________ AGE ________ WEIGHT ________

DO YOU INTEND TO USE: ☐ WATERBED ☐ AQUARIUM ☐ MUSICAL INSTRUMENT ________

DO YOU HAVE RENTER'S INSURANCE? ☐ YES ☐ NO

EMERGENCY CONTACT ________ PHONE (____)________

ADDRESS ________

CONTACT IN CASE OF DEATH ________ PHONE (____)________

ADDRESS ________

HAVE YOU BEEN EVICTED WITHIN THE LAST 5 YEARS OR IS THERE A PENDING EVICTION CASE AGAINST YOU? ☐ YES ☐ NO

IF YES, PLEASE LIST COUNTY & STATE ________

HAVE YOU EVER FILED FOR BANKRUPTCY, OR ARE YOU CURRENTLY IN THE BANKRUPTCY PROCESS? ☐ YES ☐ NO IF YES, DATE ________ MM/DD/YYYY

HAVE YOU EVER HAD A HOME FORECLOSED ON, OR ARE YOU CURRENTLY IN THE FORECLOSURE PROCESS? ☐ YES ☐ NO IF YES, DATE ________ MM/DD/YYYY

HAVE YOU OR ANY OTHER PERSON WHO WILL BE OCCUPYING THE UNIT EVER BEEN CONVICTED OF, OR PLED GUILTY OR NO CONTEST TO, ANY FELONY OR MISDEMEANOR RELATED TO THE CRIMINAL CONVICTION CRITERIA? ☐ YES ☐ NO IF YES, WHO ________

COUNTY & STATE ________ WHEN ________ MM/DD/YYYY WHAT ________

HAVE YOU OR ANY OTHER PERSON WHO WILL BE OCCUPYING THE UNIT BEEN ARRESTED FOR A CHARGE RELATED TO THE CRIMINAL CONVICTION CRITERIA THAT HAS NOT BEEN DISMISSED? ☐ YES ☐ NO IF YES, COUNTY & STATE ________

WHY ARE YOU VACATING YOUR PRESENT PLACE OF RESIDENCE? ________

HAVE YOU GIVEN LEGAL NOTICE WHERE YOU NOW LIVE? ☐ YES ☐ NO

HOW DID YOU HEAR ABOUT OUR PROPERTY? ________

SCREENING

Owner/Agent has charged a screening charge as set forth above. Owner/Agent may obtain a consumer credit report and/or an Investigative Consumer Report which may include the checking of the applicant's credit, income, employment, rental history, and criminal court records and may include information as to his/her character, general reputation, personal characteristics, and mode of living. You have the right to request additional disclosures provided under Section 606 (b) of the Fair Credit Reporting Act, and a written summary of your rights pursuant to Section 609(c). You have the right to dispute the accuracy of the information provided to the Owner/Agent by the screening company or the credit reporting agency as well as complete and accurate disclosure of the nature and scope of the investigation.

SCREENING COMPANY OR CREDIT REPORTING AGENCY

COMPANY NAME ________ PHONE ________

ADDRESS ________

EMAIL ________

If the application is approved, applicant will have ________ hours from the time of notification to either, at Owner/Agent's option, execute a rental agreement and make all deposits required thereunder or make a deposit to hold the unit and execute an agreement to execute a rental agreement which will provide for the forfeiture of the deposit if applicant fails to occupy the unit. If applicant fails to timely take the steps required above, he/she will be deemed to have refused the unit and the next application for the unit will be processed.

GOOD FAITH ESTIMATE

Approximate number of units currently available, or which will in the foreseeable future be available, of the size and in the area requested by applicant: ________ unit(s).

Approximate number of applications previously accepted and currently under consideration for those units: ________ application(s).

If the blanks above are not filled in, then there is at least one unit available and there are no applications ahead of yours currently under consideration.

SIGNATURE

I certify that the above information is correct and complete and hereby authorize you to do a credit check and make any inquiries you feel necessary to evaluate my tenancy and credit standing. I understand that Owner/Agent may refuse to process or deny this application if it is materially incomplete, fails to include information regarding my identification or income, or if I intentionally withheld or misrepresented required information. I understand that if any information supplied on this application is later found to be false, this is grounds for termination of tenancy. I understand that I am welcome to provide supplemental evidence to mitigate potentially negative screening results. Applicants may provide evidence of mitigating circumstances and requests for reasonable accommodation/modification to the following location for review, consideration and response: ________ ***I have received and read the Owner/Agent's rental criteria.***

APPLICANT X ________ DATE ________ MM/DD/YYYY SUPPLEMENTAL EVIDENCE PROVIDED? ☐ YES ☐ NO

OWNER/AGENT X ________ SUPPLEMENTAL EVIDENCE RECEIVED? ☐ YES ☐ NO

☐ PHOTO I.D. VERIFIED BY ________ (INITIALS) DATE RECEIVED ________ MM/DD/YYYY TIME RECEIVED ________

OWNER/AGENT NOTES ________

☐ ON SITE ☐ RESIDENT ☐ MAIN OFFICE (IF REQUIRED)

STRATUM

RESIDENT SCREENING POLICY & CRITERIA

SCREENING AND REVIEW PROCESS

Once an application is submitted with all sections fully completed, Stratum will assess its contents against established screening criteria. The application will then be either approved or denied in accordance with all applicable local, state, and federal regulations. Applicants have the option to submit additional documentation to address or offset any potentially adverse screening outcomes.

SUPPLEMENTAL EVIDENCE AND APPEAL

Applicants have the right to submit supplemental evidence and/or appeal the denial of an application.

GENERAL STATEMENTS

1. Current, unaltered, government-issued photo identification that allows Stratum to verify identity and adequately screen for criminal and or credit history will be required.
2. All documentation submitted for review or verification during the rental application process must be unaltered. Any documentation that has been altered will not be accepted for consideration.
3. Each applicant will be required to qualify individually or as a household as per specific criteria areas.
4. **Inaccurate, incomplete, or falsified information will be grounds for denial of the application.**
5. Any/all supporting documentation for income must be provided to the Stratum at the time the application is submitted. Applications submitted without appropriate income documentation will be considered incomplete and will not be processed until appropriate documentation has been provided.
6. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, termination of tenancy shall result.
7. Any individual whose tenancy or conduct during the application process may constitute a direct threat to the health and safety of any individual, the premises, or the property of others will be denied tenancy.
8. Applicants have the right to a refund of the screening charge paid in conjunction with this application and recover damages as set forth in ORS 90.295(5) and (6)(b).

OCCUPANCY GUIDELINES

Occupancy limits are determined based on the number of bedrooms within a rental unit. A bedroom is classified as a habitable space primarily designed for sleeping, with a minimum area of 70 square feet and a layout that accommodates safe emergency egress.

The standard occupancy policy allows for two individuals per bedroom. However, Stratum may implement a more flexible occupancy standard depending on factors such as the overall size and configuration of the unit, the dimensions and arrangement of the bedrooms, and whether any of the intended occupants are infants, when reasonable.

Apartment Size	Maximum Occupancy
Studio	3 persons
One bedroom	3 persons
Two bedrooms	5 persons
Three bedrooms	7 persons
Four bedrooms	9 persons

INCOME CRITERIA

1. Monthly household income is cumulative and must be at least 2.5 times the monthly stated rent*, and must be from a verifiable, legal source. Income less than 2.5 times the monthly stated rent will require additional security deposits or

acceptable guarantor (co-signer). One guarantor (co- signer) per household is permitted.

**If applicant will be using local, state, or federal housing assistance as a source of income, "stated rent" as used in this section means that portion of the rent that will be payable by applicant and excludes any portion of the rent that will be paid through the assistance program.*

2. Applicants using self-employment income will have their records verified through the state corporation commission, and will be required to submit records to verify their income, which records may include the previous year's tax return (Form 1040 or Schedule C)
3. For applicants that have been self-employed for less than 1 year, 3 months of the most recent consecutive bank statements may be considered as a sufficient source of income showing average monthly deposits equal to 2.5 times the monthly stated rent*. Income less than 2.5 times the monthly stated rent will require additional security deposits or acceptable guarantor (co-signer).

   **If applicant will be using local, state, or federal housing assistance as a source of income, "stated rent" as used in this section means that portion of the rent that will be payable by applicant and excludes any portion of the rent that will be paid through the assistance program.*

4. One guarantor (co-signer) per household is permitted. Guarantors (co-signers) who wish to apply must provide acceptable and verifiable proof of current income equal to or greater than four (4) times the monthly rent and meet all other criteria.
5. **Acceptable Documents for Income Verification.** In order for our screening company to verify applicants' income quickly and accurately, one of the following must be provided with the application:

<u>Acceptable Documentation for Monthly Income:</u>

- One full month's worth of the most recent pay stubs.
  - If the applicant has less than one month of employment, an Offer Letter from their current employer will be accepted. The offer letter must be on company letterhead and include start date; pay rate; position in the company; number of hours worked per week; and work location.
  - If an applicant's employer uses a third-party verification system, a Letter of Employment from their current employer will be accepted. The Letter of Employment must be on the company letterhead and includes start date; pay rate; number of hours worked per week; position in the company; location worked; and state that they are employed in good standing.
- Income from tips, commission, and overtime: An average of the last three (3) months of tips, commission, overtime will be taken and added to income only if evidence is provided via paystubs. If less than three (3) months of evidence is provided, this cannot be used as proof of income.
- Seasonal Employment: Offer letter must be on company letterhead and include start date; end date; pay rate; number of hours worked per week; and work location. Seasonal employment will not be considered outside of the active season.
- Most recent tax statement (1040 or W2). Income from jointly filed tax returns will be considered.
- Self Employed / Retirement / Independent Contractor:
  - Previous year's <u>Personal</u> Tax Return (1040, Schedule C, SSA-1099, 1099-R). **<u>OR</u>** must show 3 consecutive months of consistent deposits on Bank Statements – (must be the most recent 3 months; the deposits from the three months will be averaged and must meet the rent-to-income ratio requirements). We cannot accept tax returns from a business unless it is a corporate rental.
  - If retired – applicant may provide a statement from a retirement/investment account. Income from jointly filed tax returns will be considered.
- Financial Aid / Food Stamps / Unemployment / Social Security/Other Income:
  - Award Letter: If providing a Financial Aid Award Letter, the applicant must also provide proof of cost of tuition. The screening company will deduct the cost of tuition from the award letter and the remaining amount will be divided by the amount of months covered by the letter and the balance will be considered monthly income.
  - Most Recent Statement from Income Source (including document from home sales). Statements must be the most recent 3 consecutive months with a consistent balance of 10x the rent. If applicant sends a retirement/investment account ONLY amounts labeled as "cash" will be included for individuals who are not of retirement age.
- Child Support / Alimony: Most recent statement from third party income source / State Agency.
- Housing Assistance: Signed voucher or affordability worksheet or letter from assistance provider stating the housing assistance amount and length of time provided.

Acceptable Documentation for Savings as Source of Income:

- Bank Account: Provide 3 months' worth of consecutive bank statements (may be a checking or savings account) showing consistent balances equal to or above 10x rent – (must be the most recent 3 months; and each month must show a balance equal to or above 10x rent amount). Must be liquid cash (not stocks, dividends, & real estate).
- Retirement/investment account: Only amounts labeled as "cash" will be included for individuals who are not of retirement age.

CREDIT CRITERIA

1. Credit History: We obtain a credit report on each applicant. Our credit reporting agency evaluates credit as an indicator for future rent payment performance. When evaluating an applicant, we consider poor rental payment history (more than one missed payment), charge offs, collection accounts, more than one late payment, foreclosures and open bankruptcies. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit, guarantor, or detail. Applicants are responsible for ensuring their credit history is accurate.
2. Collections, judgments, or past due amounts owed to a landlord either reported by a landlord and/or reflected on a consumer credit report (excluding past due mortgage balances), except for unpaid rent that accrued on or after April 1, 2020 and before March 1, 2022, will result in denial of the application, unless proof of payment of the debt is supplied.
3. Bankruptcies:
   - Chapter 7 Bankruptcies filed within one (1) year of the application, or current pending bankruptcies will result in a denial of the application. Any negative or adverse debt showing on a consumer credit report within the last two (2) years (not related to educational or medical expenses) that is reported following bankruptcy, or multiple bankruptcy filings will result in denial of the application.
   - Applicants with a current Chapter 13 bankruptcy may be approved if the bankruptcy is over 3 years old, in good standing, and no negative or adverse debts have been established since.
4. If an applicant would require an additional deposit under the credit criteria herein, applicant is not eligible for the move-in deposit special.
5. Medical and student debt will not be considered

EVICTION HISTORY CRITERIA

An eviction judgment entered against an applicant less than five (5) years before the date of application will result in denial, except that any eviction judgments entered on claims that arose on or after April 1, 2020, and before March 1, 2022, will not be a basis for denial. Eviction actions that were dismissed or resulted in a judgment for the applicant will not be considered. **Inaccurate, incomplete, or falsified information will be grounds for denial of the application.**

CRIMINAL CONVICTION CRITERIA

Upon receipt of the Rental Application and screening fee, Stratum will conduct a search of public records to determine whether applicant or any proposed resident or occupant has a "Conviction" (which means: charges pending as of the date of the application; a conviction; a guilty plea; or no contest plea), for any of the following crimes as provided in ORS 90.303(3): drug-related crime; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of residents, the landlord or the landlord's agent. Stratum will not consider a previous arrest that did not result in a Conviction or expunged records. If applicant, or any proposed occupant, has a Conviction in their past which would disqualify them under these criminal conviction criteria, and desires to submit additional information to Stratum along with the application so Stratum can engage in an individualized assessment (described below) upon receipt of the results of the public records search and prior to a denial, applicant should do so. Otherwise, applicants may request the review process after denial as set forth below, however, see item (c) under "Fair Housing Laws" below regarding holding the unit. A single Conviction for any of the following, subject to the results of any review process, shall be grounds for denial of the Rental Application.

- Convictions involving murder, manslaughter, arson, rape, kidnapping, child sex crimes, sexual abuse or assault, human trafficking, stalking, violation of restraining order, terrorism, or manufacturing or distribution of a controlled substance.
- Felonies not listed above involving: drug-related crime; person crime; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which applicant was convicted or is charged is of a

nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last 7 years.

- Misdemeanors not listed above involving: drug related crimes, person crimes, sex offenses, domestic violence, violation of a restraining order, stalking, weapons, criminal impersonation, possession of burglary tools, financial fraud crimes, where the date of disposition has occurred in the last 5 years.
- Misdemeanors not listed above involving: theft, criminal trespass, criminal mischief, property crimes or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last 3 years.
- Conviction of any crime that requires lifetime registration as a sex offender, or for which applicant is currently registered as a sex offender, will result in denial.

Inaccurate, incomplete, or falsified information will be grounds for denial of the application.

CRIMINAL CONVICTION REVIEW PROCESS

Stratum will engage in an individualized assessment of the applicant's, or other proposed occupant's, Convictions if applicant/occupant has satisfied all other criteria (if the recommendation from the screening company for denial was based solely on one or more criminal Convictions) as required by local, state and federal law, and:

(1) Applicant has submitted supporting documentation prior to the public records search; or

(2) Applicant is denied based on failure to satisfy these criminal criteria and has submitted a written request along with supporting documentation.

Supporting documentation may include:

i) Letter from parole or probation office
ii) Letter from caseworker, therapist, counselor, etc.;
iii) Certifications of treatments/rehab programs;
iv) Letter from employer, teacher, etc.;
v) Certification of training completed;
vi) Proof of employment; and
vii) Statement of the applicant.

Landlord will also perform an individualized assessment if no supplemental information is received as required by any local, state or federal law.

Stratum will:

(a) Consider relevant individualized evidence of mitigating factors, which may include: the facts or circumstances surrounding the criminal conduct; the age of the convicted person at the time of the conduct; time since the criminal con- duct; time since release from incarceration or completion of parole; evidence that the individual has maintained a good tenant history before and/or after the conviction or conduct; and evidence of rehabilitation efforts. Stratum may request additional information and may consider whether there have been multiple convictions as part of this process.

(b) Notify applicant of the results of Stratum 's review within a reasonable time after receipt of all required information.

(c) Hold the unit for which the application was received with supplemental evidence for a reasonable time under all the circumstances to complete the review unless prior to receipt of applicant's written request (if made after denial) the unit was committed to another applicant.

FAIR HOUSING COMPLIANCE

Stratum upholds a strict non-discrimination policy as mandated by federal, state, and local laws. No applicant will be denied housing based on race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status, or source of income. Stratum adheres fully to all State and Federal Fair Housing regulations and ensures equal housing opportunities for all applicants.

RENT WELL PROGRAM PARTICIPANTS

Applicants who do not meet standard screening criteria related to credit, eviction history, or rental background may still be considered if they have successfully completed a recognized tenant education program, such as "Rent Well." In reviewing such applications, Stratum will evaluate the program's curriculum, instructor feedback, and any additional supporting information provided by the applicant. Based on these factors, Stratum may offer flexibility in applying credit, eviction, or rental history requirements if it is determined that the applicant is likely to uphold the terms of the Rental

Agreement.

CAREGIVERS
Applicants who require a live-in caregiver, whether on a temporary or permanent basis, must have their caregiver submit an application. A background check will be conducted on the caregiver, specifically assessing their criminal history and rental history (as it relates to conduct). If the caregiver does not meet the required criminal and rental history background standards, their application will be denied.

APPLICATION DENIAL PROCESS
If your application is declined due to negative or adverse findings, you have the right to request a copy of the credit report used in the decision and to challenge any details you believe to be inaccurate or incomplete. If you believe incorrect information influenced the decision, you may dispute the findings directly with the screening agency by contacting them via mail, phone, or fax

EXECUTION DEPOSIT
Within 48 hours of approval of application, a lease must be fully executed or an Execution Agreement must be signed, and an Execution deposit is required to be paid to hold the apartment until the agreed upon move-in date. The execution deposit will be applied to the first months' rent at move-in.

PROPERTY INFORMATION
- Available lease lengths are limited and offered on a first-come, first-served basis and are subject to change. Please verify the lease terms available prior to applying.
- We are a smoke-free community, meaning residents and their guests must leave the property if they wish to smoke. This includes smoking and vaping of any kind, anywhere on the premises.
- Units with washer & dryer hook-ups may have a washer and dryer set installed by management for an additional $50.00 per month in rent. Once these appliances are installed, they remain with the apartment home and will not be removed and are not the property of renters.
- Where pets are accepted at the property where the application is made, no more than two pets are allowed per apartment. All pets must be at least one year old, spayed/neutered and current on rabies vaccinations and weigh no more than 50lbs. There are additional pet rents and a pet deposit required per pet. It is the applicant's/resident's responsibility to check with management before bringing a pet home and obtain advance written permission from Stratum before bringing the pet onto the premises. All Pet records and pet photos must be received in the office prior to move-in.
- The following pets are allowed: caged animals under 2 pounds, domestic cats, and dogs, excluding the following full or mixed breeds: Pit Bull, Staffordshire Terrier, Rottweiler, Doberman, Dalmatian, German Shepherd, Chow, Shar-Pei, Wolf dogs and Akita. A pet interview is required with each canine that is to live within the community, and management holds the right to deny any animal at any time for reasons including aggression or behavior issues.
- Exotic pets are not allowed such as: Ferrets, skunks, raccoons, squirrels, pigs, other farm or poisonous animals.
- Water furniture will only be allowed in first floor apartments.
- BBQ's, pellet stoves, and smokers are not permitted on the property.
- There are ADA accessible units onsite. If one of these units is chosen by applicant to rent, there is an additional addendum outlining additional restrictions that must be acknowledged and signed upon move-in. This addendum can be previewed upon written request.

I have read and understand this Screening and Selection Policy:

____

Applicant   Date

EQUAL HOUSING OPPORTUNITY