

Centerpointe Property Management

1459 NW Mulholland Dr.
Roseburg, OR 97470

Rental Applications and Screening Criteria

(In order to be processed, please follow all instructions below)

Centerpointe Property Management is an Equal Housing Property Management Company. We do not discriminate on the basis of race, color, national origin, sex, religion, marital status, source of income, familial status, handicap or disability. We do discriminate, however, on the basis of how a prospective resident pays the rent, obeys laws, handles professional relationships, treats neighbors and takes care of property. We will perform an investigative consumer report through which we attempt to obtain written, oral or other communication concerning your credit-worthiness, character, general reputation, personal characteristics, mode of living, as well as verification of income and verification of other information provided on this application. We do reserve the right to make exceptions.

Requirements:

1. There is a \$25 per adult non-refundable fee, which covers the cost of the application and obtaining a credit report.
2. Each adult (18 years of age and older) must submit a separate Rental Application, unless applicants are married. \$25 application fee per adult still applies.
3. Must be at least 18 years of age or older, unless legally emancipated or a parent of their own child.
4. Two forms of ID; one must have a picture.
5. Approved Residents will need to take possession of the property within 24 hours of approval and pay all move-in costs, or pay a Deposit To Hold the property. We can only hold a property for approximately seven days.
6. We obtain a credit report on each application. Negative credit alone may not disqualify you. However, unpaid utility bills, unpaid liens, judgments or collection accounts may cause your application to be denied. We reserve the right to require a double deposit and/or co-signer in some instances.
7. To qualify, you must make at least 2.5 times the rental amount. Please provide 3 months worth of paystubs. If self-employed, please provide the last two years of tax returns.
8. Permanent employment of at least six months at as the same job is preferred.
9. Persons with 66% debt or more will be denied.
10. Five consecutive years of rental history are needed with no gaps in dates.
11. We do not rent properties to more than two persons who are not related.
12. We do not rent to anyone who has been evicted or currently owes money to a landlord.
13. Please provide us with any and all violations including, felonies, misdemeanors, DUII, traffic, etc. Failing to disclose any violations will result in an automatic denial.
14. For properties that allow pets, we require a deposit of \$500 per dog and \$500 per cat. This additional deposit is conditionally refundable. We do not accept "Guard Dog" breeds – Pit Bull, Rottweiler, Doberman, German Shepherd, Akita, etc. **Additional renters insurance will need to be procured for pets, naming Owner & Centerpointe Property Management as additional named insured. \$500,000 liability.**
15. This application must be completed in its entirety. Failure to complete entire application may delay processing, or result in a denial of the application.
16. Management reserves the right to decline tenancy on the basis of our inability to contact the references provided.

I have read and understood the screening criteria above:
