



GARDEN MEADOWS

MANUFACTURED HOUSING COMMUNITY

RESIDENT ACCEPTANCE POLICY

ATTACHMENT "A-1"

Prior to accepting an applicant for residency in Garden Meadows Manufactured Housing Community each applicant must go through our screening process.

Accordingly, this community has adopted specific guidelines and procedures by which each and every application is reviewed. The following applicant screening criteria outlines our resident acceptance policy.

1. A complete and legible application, signed and dated by each applicant;
2. Two pieces of ID, such as a Driver License with photo and a Social Security card;
3. Acceptable credit history, with no bankruptcy, foreclosures, liens or judgments;
4. Rental history verifiable from an unbiased source, with a history of no evictions, disturbances or property damage;
5. Number of people and vehicles consistent with size of unit to be occupied. We limit occupancy to two persons per bedroom and vehicles to the number that may be parked within the confines of the rented site. The number of pets is also limited. [1-17-02]
6. Sufficient income/resources, Verifiable, consistent income from the same source for at least 24 months prior to application date. Income must be verifiable through pay stubs, employer contact, or tax records;
7. Your income/debt ratio must not exceed 1/3 of your total monthly income. If the combination of your home loan and site rental exceeds 30% of your verified income, we will require a fully qualified co-signer or your application will be denied;
8. Three recent character references that are not relatives;
9. A criminal background check that indicates no criminal record;
10. Proof of age, Garden Meadows is a 55+ Park, and at least one applicant (registered owner) must be at least 55 years of age and all other occupants must be a minimum of 40 years of age.
11. Completion of a personal interview with management to review documents;

This community does not discriminate against any applicant on the basis of race, color, religion, sex, national origin, or handicap. We will accept the first qualified applicant.

Under the provisions of ORS 90.510 management does have the right to deny tenancy on the basis of, including but not limited to: credit references, tenant history, criminal records, age, verifiable income, pets, number of occupants, complete and accurate applications, and character references.

We require up to 10 business days to process an application. You will be contacted by management with an acceptance or denial of your application within 10 days.

Garden Meadows Management

APPLICANT SCREENING AUTHORIZATION

Please print neatly to reduce mistakes and typos. City, State and Zip Codes, Social Security Numbers and Birthdates are required. One per person please or it will be rejected.

Applicant Full Name

First, Middle, Last

Social Security Number _____

Date of Birth _____

Employer _____

Current Address _____

Street, City, State, Zip

Previous Address _____

Street, City, State, Zip

I certify the above information is correct and complete and hereby authorize you to make any inquiries you feel necessary to evaluate my tenancy and credit standing including, but not limited to, a check of my credit. I understand that if I am denied tenancy due to my credit standing, I have the right to dispute the accuracy or completeness of any information in the credit report.

Applicant Signature _____ **Date** _____

Other: _____ Telephone: () _____

PERSONAL PROPERTY

Automobile: Make _____ Model _____ Year _____ License # _____ State _____

Automobile: Make _____ Model _____ Year _____ License # _____ State _____

Other Vehicles/Boats _____ Model _____ Year _____ License # _____ State _____

Do you own the following: Piano/Organ? Yes No Water-filled furniture? Yes No
Fish Tank or Aquarium? Yes No A Lawn mower? Yes No A Vacuum cleaner? Yes No

PET #1 Type: _____ Size _____ _____ Weight _____ Has Pet ever injured anyone or damaged anything? <input type="checkbox"/> Yes <input type="checkbox"/> No	PET #2 Type: _____ Size _____ _____ Weight _____ Has Pet ever injured anyone or damaged anything? <input type="checkbox"/> Yes <input type="checkbox"/> No
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APPLICANT'S COMMENTS & EXPLANATIONS: _____

MEMBERS OF HOUSEHOLD

For purposes of identification only, please list names and either ages or dates of birth of other persons to occupy unit:

APPLICANT SCREENING CHARGE DISCLOSURE(S)

1) Owner/Agent may obtain a tenant screening or credit report which generally consists of:

- a) credit history including credit standing;
- b) public records, including but not limited to judgments, liens, evictions and status of collection accounts;
- c) information verification;
- d) current obligations and credit ratings; and
- e) criminal records
- f) employment

2) Owner/Agent is requiring payment for an Applicant Screening Charge of \$40 none of which is refundable unless the Owner/Agent does not screen the applicant. An application is valid for up to 15 days from receipt date by Owner/Agent.

I understand I have the right to dispute the accuracy of any information provided to the Owner/Agent by a screening service or credit reporting agency. I also have the right to request in writing within 30 days the reason if my application is denied. We require at least three days to complete the application Screening Process. We reserve the right to deny any applicant based on their behavior during the Application interview. If your application is approved you will receive a phone call. If denied you will receive a letter mailed to the current address given on your rental application.

Applicant Signature: _____ **Date:** _____