

NOTICE TO APPLICANTS FOR TENANCY

Pursuant to Oregon Revised Statute (ORS) 90.295(3), Parkway Estates Manufactured Home Park (hereinafter the "Park") hereby notifies you of the following information:

1. We have adopted written screening or admission criteria;
2. We are hereby giving you written notice of the following information:
 - A. The amount of the applicant screening charge is \$40, and is not refundable unless we do not screen your application.
 - B. Parkway Estates Manufactured Home Park's screening or admission criteria are as follows: they are in conformance with state and federal law and relate to pets, the number of occupants, rental history, criminal records and history, credit reports, credit references and incomes or resources of the applicant and employment references.
3. The process that the Park typically will follow in screening you is to use a tenant screening company, obtain and review credit reports, obtain and review public records, obtain and review criminal records, contact existing and former employers, contact existing or former landlords, and to make use of all other references which may have any bearing whatsoever upon the information referenced in your application;
4. You have the right to dispute the accuracy of any information provided to the Park by a screening company of credit reporting agency; and
5. This is to give you actual notice of an estimate, made to the best of our ability at this time, of the approximate number of rental units of the type, and in the area sought by (or reasonably sought by) you that are, or within a reasonable future time will be, available to rent from us. This estimate does include the approximate number of applications previously accepted and remaining under consideration for those units.

This information is as follows:

- A. The approximate number of rental units of the type, and in the area, sought by you are (or within a reasonable future time will be) available to rent from us:
Between _____ and _____.
- B. The approximate number of applications which have been previously accepted and remain under consideration for these units are as follows:
Between _____ and _____.

Date: _____

By: _____
Representative for Parkway
Estates Manufactured Home Park

I acknowledge that I have received the notification from Parkway Estates, LLC of information relating to an applicant screening fee and any or all questions that I have regarding the applicant screening fee have been fully and thoroughly answered by Parkway Estates, LLC on this date, and I agree that Parkway Estates, LLC is fully entitled to make use of the applicant screening fee, and that the applicant screening fee is a proper reflection of the actual costs to Parkway Estates, LLC for screening and processing of my application for tenancy.

Dated: _____

Applicant

Dated: _____

Applicant

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:** _____