

**Farrell & Associates, Inc. Property Management**  
**Application to Rent Disclosures and Fees**

4772 N. Lombard St. Portland 97203

**503-285-4670 Office      503-349-4440 Emergency      503-283-6867 Fax      jeffr@farrellrealty.com Email**

*The following are maximum amounts. The actual amount charged will depend on unit size, screening results, and other factors.*

Unit Rent	\$4,000.00
Security Deposit	\$5,000.00
Late rent payment fee	\$100.00
NSF Fee	\$25.00 plus actual bank charge of
Smoke alarm/tamper/removal fee	\$250.00
Unauthorized pet fee	\$50.00 per incident
Non compliance fee	\$50 per incident,
Lease Break Fee	\$one and one half times the monthly rental amount or actual damages not limited to: concessions, unpaid rent and fees, damages relating to the cost of renting the dwelling unit to a new tenant.
Carpet cleaning cost	\$the actual cost of carpet cleaning after move out is charged to the tenant provided the cleaning is performed by use of a professional machine specifically designed for cleaning carpets and the carpet was cleaned prior to the tenant taking possession.
Loss of use of dwelling	\$Daily prorated rent charge during the period of time the performance of necessary cleaning or repairs (after move out), if the cleaning or repairs are performed in a timely manner.
Damages caused by tenant	\$100.00 per hour for labor to complete repairs due to damages beyond normal wear and tear, or actual vendor cost or actual replacement value. A landlord is not required to repair damage caused by the tenant in order to claim against the deposit for the cost to make the repair.

**Applicant’s screening charge disclosure(s):**

1. 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.
  
2. Agent is requiring payment of an Applicant Screening Charge of \$50—none of which is refundable unless the Agent does not screen the applicant. Application is valid for up to two weeks from date of receipt by Agent.

*I understand I have the right to dispute the accuracy of any information provided to Farrell & Associates, Inc. by a screening service or credit reporting agency. I am aware that an incomplete application may cause delays or result in denial of tenancy. I certify the above information is correct and complete and hereby authorize you to make inquiries you feel necessary to evaluate my tenancy and credit standing (including, but not limited to credit checks). If Farrell & Associates, Inc. is requiring payment of an applicant screening charge, applicant acknowledges receiving a copy of or reading Agent’s screening Guidelines. Any deposit paid to hold a unit is deemed non-refundable and will be transferred to the security deposit upon completion of the move-in process.*

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Dated

# Application for Rental

4772 N. Lombard St.  
Portland, OR 97203



**One application per potential occupant 18 years or older; Please print clearly**

Address of property you would like to apply for: \_\_\_\_\_  
Applicants legal name (last, middle, first) \_\_\_\_\_ Social Security no. \_\_\_\_\_  
DOB \_\_\_\_\_ Drivers license no. & State \_\_\_\_\_ Total no. Of occupants \_\_\_\_\_  
Current phone no. \_\_\_\_\_ Current e-mail address \_\_\_\_\_  
Names of applicants to be submitted w/ this application \_\_\_\_\_  
Names of applicants 17 years and younger:  
#1 Name \_\_\_\_\_ DOB \_\_\_\_\_  
#2 Name \_\_\_\_\_ DOB \_\_\_\_\_  
#3 Name \_\_\_\_\_ DOB \_\_\_\_\_

## Current Residence Information

Have you EVER been evicted? Y N Why are you vacating your current residence? \_\_\_\_\_  
Amount of rent or mortgage \$ \_\_\_\_\_ Date of move-in of current residence \_\_\_\_\_  
Date of anticipated move-out \_\_\_\_\_  
Current address including city, state, and zip code \_\_\_\_\_  
Name, address, & phone no of current landlord/Mortgage Co. \_\_\_\_\_

## Previous Residence Information

Amount of rent or mortgage at previous residence \$ \_\_\_\_\_ Why did you leave your previous residence? \_\_\_\_\_  
Date of move-in? \_\_\_\_\_ Date of move-out? \_\_\_\_\_  
What was your previous address? \_\_\_\_\_  
Name, address, & phone no of previous landlord/Mortgage Co. \_\_\_\_\_

## Income

Total monthly income: Gross \$ \_\_\_\_\_ & Net\$ \_\_\_\_\_ Source of income \_\_\_\_\_  
How frequently do you receive income & in what amounts? \_\_\_\_\_  
If employed name, address, & phone no. of company \_\_\_\_\_  
When were you hired? \_\_\_\_\_ What is your position? \_\_\_\_\_ Supervisors name? \_\_\_\_\_  
Contact information? \_\_\_\_\_

## Current Residence Information

Have you ever been convicted of a crime? Y N Do you or members of your family smoke? Y N  
Do you have any pets? Y N If so, what type/breed? \_\_\_\_\_  
Do you have any bank accounts? Y N If so, with which institution? \_\_\_\_\_

How did you hear about us? Oregonian \_\_\_\_\_ Farrellrealty.com \_\_\_\_\_ Craigslist \_\_\_\_\_ Drive by \_\_\_\_\_ Other \_\_\_\_\_

X \_\_\_\_\_ Date: \_\_\_\_\_