



1780 W. 20th Plaza, PO Box 492, Florence, OR 97439  
Office: 541-997-1351 Fax:541-997-1392  
Barry J. Nivilinszky – Owner/Licensed Property Manager

**Listing Date: 5/15/17**

### **Condos/Duplexes/Townhomes**

**\$975 – 179 Laurel Street, Unit #4 - Laurel Crossing Condominiums - Fabulous 2 Bedroom, 1 Bath, Covered Parking, Single Level, Deck, Storage, All Stainless Appliances, laundry Room with Washer/Dryer Hook Ups, Hardwood Floors, Steps from Bay Street, Granite Counter Tops, No Smoking, No Pets, \$1475 Security Deposit, 1 Year Lease (B)**

### **Apartments**

**\$675 – Rowena Apartments-1090 Maple St. Unit 4 – Available Tentative Middle of June 2017!! - 1 Bedroom, 1 Bathroom, 1<sup>st</sup> Floor Unit, Reserved Parking, Includes Range, Refrigerator, Laundry Facilities on Site-with storage locker, Water and Garbage, No Smoking, No Pets, \$1175 Security Deposit, 1 Year Lease (A)**

**\$575 – Reedsport – White Birch Apartments – 1160 Ivy Street #5 – Excellent 2 Bedroom, 1 Bath, 2nd Floor Unit, Includes Range, Refrigerator Includes Water and Garbage!! No Smoking, No Pets, \$1075 Security. Deposit, 6 Month Lease (G)**

### **Commercial**

**\$1300 – 1025 27<sup>th</sup> Street – 40' x 50' Commercial Warehouse Space + 12' x 12' Office and 1/2 Bath, Unit is fully insulated and professionally sheet rocked, Two Large Manual Roll-Up Doors, Sealed Epoxy Floor, High Output Halogen and Fluorescent Lighting, Unit is fully heated. Perfect for Contractors needing Staging Area as well as storage, No Smoking On-Site, First and Last Month plus \$1300 Security Deposit. Rent Negotiable if minimal Heat Needed. Unit is Currently Occupied. Must make Appointment well in Advance! Unit currently has Gerber Woodworking sign above doors (GG)**



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## APPLICATION SCREENING GUIDELINES

Please complete the entire application and return to our office with a **\$35.00 Applicant Screening Charge**. A separate rental application is to be completed by each unmarried adult.

Once an application is approved, an immediate payment equal to **at least** one half month's rent will be required to **GUARANTEE** and hold the unit for a maximum of 2 weeks. If for any reason the tenant fails to rent the unit, the deposit is **NON-REFUNDABLE**.

If payment is not received within 24 hours, the application will be taken out of line.

### Application Process

- We offer application forms to everyone who inquires about the rental.
- We review completed applications in the order in which we receive them.
- We may require up to 3 business days to verify information on an application.
- If we are unable to verify information on an application, the application may be denied.
- We determine, based on the application, whether the applicant meets our screening guidelines.
- We verify income and resources.
- We check with current and previous landlords. Please provide these numbers.
- We obtain a credit report, a criminal records report and public records report.

### Screening Guidelines

#### Complete Application

- We will not review incomplete applications. Any application submitted without the screening charge is incomplete and will not be processed.
- We will accept the first qualified applicant(s).
- If your demeanor – your manners and behavior – during the application process is overly aggressive, confrontational, rude, unprofessional, or otherwise indicative of someone who won't get along with us or neighbors, we may reject your application.

#### Prior Rental History

- Rental history of 2 years must be verifiable from unbiased/unrelated sources.
- Applicants must provide us with the information necessary to contact past landlords. We reserve the right to deny an application if, after making a good faith effort, we are unable to verify prior rental history.
- Exceptions *may* be made for applicants with qualified co-signers or increased deposit/payments.

#### Sufficient Income/Resources

- The household's net income, per month, shall be at least 2 ½ times the rent (excluding utilities).
- **We will need current paystubs (attach with application)**. If you cannot provide paystubs, you will need to provide verifiable current tax records and/or bank statements.

#### Credit/Criminal/Public Records Check

- Negative reports may result in denial of application.
- Any individual who is a current illegal substance abuser, or has been convicted of the illegal manufacture or distribution of a controlled substance, theft, dishonesty, assault, intimidation, weapon charge or any other felony may be denied tenancy.

#### Applicant Information

- **Inaccurate or falsified information will be grounds for denial of the application or eviction from the premises.**
- **Claimant knows that the Landlord may terminate any agreement entered into in reliance on any misstatement made in the rental application.**
- **A rental application does not constitute acceptance of the applicant as a tenant, nor a rental agreement or tenancy relationship between the parties.**



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APPLICATION TO RENT

-FOR OFFICE USE ONLY-

Property Requested: Date Received: Time Received
Application Fee Verification of Income Entered Desired Move-In Date:

PERSONAL INFORMATION

Full Name: Telephone: ( ) -
First Middle Last

S.S. #: D.O.B.: / / Driver's Lic. #: EMAIL:

Spouse Name: Telephone: ( ) -
First Middle Last

S.S. #: D.O.B.: / / Driver's Lic. #: EMAIL:

Current Address: City: State: Zip:

Since: / / Why are you moving?

Current Landlord: Telephone: ( ) - Rent Amount: \$

Previous Address: City: State: Zip:

From / / to / / Reason for Moving?

Previous Landlord: Telephone: ( ) - Rent Amount: \$

Have you ever: Been Evicted? Yes No; Been sued by Landlord? Yes No; Filed Bankruptcy? Yes No;
Been convicted, or pleaded guilty or no contest, to a crime? Yes No;

If yes to any of these, please explain:

EMPLOYMENT/INCOME

If Applicant is Self-Employed or Retired, proof of income is required for the last 3 (three) months.

Current Employer: How Long?

Supervisor: Telephone: ( ) -

Job Title: Take home pay (per month): \$ F/T P/T

Previous Employer: How Long?

Supervisor: Telephone: ( ) -

Job Title: Take home pay (per month): \$ F/T P/T

Spouse's Employer: How Long?

Supervisor: Telephone: ( ) -

Job Title: Take home pay (per month): \$ F/T P/T

**REFERENCES**

1) Relative: \_\_\_\_\_ Telephone: ( ) \_\_\_\_ - \_\_\_\_  
Name Address Relationship

2) Emergency Contact: \_\_\_\_\_ Telephone: ( ) \_\_\_\_ - \_\_\_\_

**PERSONAL PROPERTY**

Automobiles:

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_ Color: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_ Color: \_\_\_\_\_

Other Vehicles/Boats: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_

**Do you own the following:** Piano/Organ? Yes No; Water-filled furniture? Yes No

<b>PET #1</b>		(circle one)				
Type: _____	Breed: _____	small	medium	large	Weight: _____	Name: _____
<b>PET #2</b>						
Type: _____	Breed: _____	small	medium	large	Weight: _____	Name: _____

**MEMBERS OF HOUSEHOLD**

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


**APPLICANT SCREENING CHARGE DISCLOSURE(S)**

- 2) Owner/Agent may obtain a tenant screening/credit report which generally consists of:
- a) Credit history including credit report;
  - b) Public records, including but not limited to judgments, liens, evictions and status of collection accounts;
  - c) Current obligations and credit ratings; and/or
  - d) Criminal records or other information verification.

2) Owner/Agent is requiring payment of an Applicant Screening Charge \$ 35.00 none of which is refundable. Application is valid for up to two weeks from date of receipt 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 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 the Owner/Agent to make any inquiries the Owner/Agent feels necessary to evaluate my tenancy and credit standing (including, but not limited to credit reports). If Owner/Agent is requiring payment of an applicant screening charge, applicant acknowledges receiving a copy of or reading Owner/Agent's Screening Guidelines.**

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse

\_\_\_\_\_  
Date