

The Garcia Group

Rental Criteria for Residency

Occupancy Policy

1. Occupancy is based on the number of bedrooms in a house, (A bedroom is defined as a space within the premises that is used primarily for sleeping with at least one window and a closet for clothing.)
2. Two persons+ are allowed per bedroom

General Statements

1. Positive identification with a picture will be required.
2. Each applicant will be required to qualify individually; household income is combined.
3. Inaccurate or falsified information will be grounds for denial of the application.

Income/Employment Criteria

1. Monthly income should be equal to Three Times the stated rent, and must be from a verifiable, legal source. Applicant must provide paystub copies. Less than Two Times will be denied. Income above Two Times will require an additional security deposit.
2. Self-employed applicants will be required to show proof of income through copies of the previous year's tax return.
3. Some form of verifiable income will be required for unemployed applicants. (Qualifying verifiable income can be as follows but not limited to: bank accounts, alimony/child support, trust accounts social security, unemployment benefits, welfare, grants and loans.)

Rental Criteria

1. At least One Year of positive verifiable housing from a third party landlord will be required, anything less than One Year will require an additional security deposit.
2. Evictions within the last Three Years will be a denial.

Credit Criteria

1. Negative or adverse debt showing on consumer credit report may require additional security deposits.
2. Property debts will be a denial.

Criminal Conviction Criteria

- Upon receipt of the rental application and screening fee, Agent will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no contest to, any crime.
- Any Felony conviction will be a denial.
- Misdemeanors within Five Years will be a denial.

Any applicant ever convicted of child abuse, child molestation, sex crimes, murder will be denied.

Denial Process

If you application has been denied you will be notified immediately. If you feel that you qualify as a resident under the criteria set out above, you should contact the credit screening company that supplied the information to discuss your application.

1. If, after contacting the screening company you are still not satisfied you may write to:

Equal Housing Opportunity Manager; The Garcia Group
5320 SW MACADAM
PORTLAND, OR 97239

All applications are on a first come first serve basis and are processed by a profession screening company. The Garcia Group works in compliance of the State and Federal Fair Housing Guidelines.

Applicant's Signatures

Date

Applicant's Signature

Date