



Criteria for Tenancy

(Note: there is a \$35 screening fee per applicant)

I. GENERAL CRITERIA STATEMENT

1. State issued picture identification or passport will be required.
2. A complete and accurate application is required. Incomplete applications will be returned to the applicant.
3. Each applicant (over the age of 18) is required to qualify individually.
4. Applicants must be able to enter into a legally binding agreement.
5. Inaccurate or falsified information will be grounds for denial.
6. If approved, the standard security deposit is \$500.

II. RENTAL CRITERIA AND CONTINGENCIES

1. Rental history must have no evictions in the past three years.
2. Three (3) or more 72 hour notices in a twelve (12) month period will result in denial.
3. Three (3) or more NSF checks in a twelve (12) month period will result in denial.
4. Rental history reflecting past due and unpaid rent balances will be denied until the balance is paid. Then, a \$1000 security deposit will be required.

III. CREDIT CRITERIA

1. Outstanding bad debt in excess of \$1500.00 dollars will result in denial (i.e. collections).
2. Eight (8) or more collection activities (not medical related) reported from the credit bureau will result in denial.
3. Any negative debt established following a bankruptcy will result in denial.
4. If no credit history has been established, a \$500 security deposit will be required.

IV. CRIMINAL CRITERIA

1. A conviction, guilty plea, or plea of no contest to any of the following offenses will be grounds for denial of your rental application:
 - a) Felony involving injury, assault, kidnapping, death, arson, rape, sex crimes including molestation, extensive property damage, drug related offenses including manufacturing and/or distribution, delivery or possession with intent to sell, felony burglary or robbery at any time.
 - b) Any other felony charge in which disposition or parole has occurred within the past seven years.
 - c) Any misdemeanor involving assault, intimidation, sex or drug related, property damage or weapons charges in which release or parole has occurred within the past three years.

- d) Any misdemeanor involving criminal trespass, theft or prostitution in which release or parole has occurred within the past three years.

Pending charges or outstanding warrants for any of the above will cause the application to be suspended until the charges are resolved. No unit will be held awaiting the result of pending charges.

V. DISABLED ACCESSIBILITY

We allow existing premises to be modified for the disabled accessibility at the full expense of the resident, if the resident agrees to restore the premises to the pre-modified condition per Fair Housing Guidelines. We require:

1. Written proposals detailing the extent of the work to be done.
2. Written assurance that a licensed and bonded contractor will be used to perform the services in a professional manner.
3. Written approval from the landlord prior to improvements beginning.
4. All appropriate city, county, or state building permits and required licenses are made available to the landlord prior to the work beginning.

VI. DENIAL POLICY

If your application is denied due to negative and adverse information being reported by the screening company you may:

1. Contact the screening company to receive a copy of the report.
2. Request a correction from the credit bureau.

If you feel that your application has been denied and you qualified under the aforementioned criteria you should do the following:

Write an appeal letter sent to:
College Housing Northwest, LLC.
1708 SW Columbia, Portland, OR 97201

Include the reasons you believe your application should be re-evaluated.
You will receive a response to your request within seven (7) business days.
Screening Company Contact information:

Bemrose Consulting
12655 SW Center St.
Suite 540
Beaverton, Oregon 97005

customerservice@bemroseconsulting.com
p. 503.419.6539 / 800.886.3365
f. 503.419.6545 / 800.785.1569