

**RUSTIC RANCH MOBILE HOME PARK  
APPLICATION PROCESS/POLICIES**

**319 SE Logsdan #101, Bend OR 97702**

**541-322-0183\*\*\*Fax 322-0209**

**\*Insurance is Required\***

Please review our list of criteria. If you feel you meet the criteria, please apply - because we'd be happy to rent to you. There are additional papers which will need to be signed prior to accepting your application. You will become an owner of a home in the park. Our application policies have a stricter standard than a normal rental.

\* **A COMPLETE APPLICATION:** One for each person 18 years of age or older. If a line isn't filled in (or the omission explained satisfactorily), we will return it to you. **On acceptance of your application and prior to move-in, you are required to show proof of insurance. In addition, all occupants will be photographed along with any pets. This will remain part of your tenant file.**

\* There is a **\$75.00 application fee per application** and is collected from the first qualified applicant. This fee is *non-refundable* and is payable in **CASH** or **MONEY ORDER ONLY**. We will process applications in the order they are received. We will accept the first qualified applicant.

\* We require **two (2)** forms of identification, one of which must be a picture ID. Proof of a SSN or federal identification is required from all applicants. A driver's license, Social Security card, passport, or other form of proof is acceptable and it must be presented with the completed application.

\* **RENTAL REQUIREMENTS:** Rental history must be verifiable from unbiased sources. 2 years of **positive verifiable rental history** from a third party reference will be required. We do not accept co-signers for owner occupied homes.

It is your responsibility to provide us with the information necessary to allow us to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history.

\* **INCOME** The combination of your monthly income must be at least 3 times the rent amount. Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self employment, must be verifiable through bank statements or tax records.

\* **CREDIT REQUIREMENTS** Good credit is required. Outstanding bad debt (i.e. ..slow pay, collections, repossessions, liens, judgments & wage garnishment programs) being reported to the credit bureau may be cause for denial.

**PETS** If the house allows pets, the maximum size is 16" in height for 1 dog. You must provide us with a picture of the pet as well as vet records. We must be able to verify weight. Cats must be spayed/neutered. The park does not allow the feeding of cats outdoors due to the problem of feral cats.

**YOU WILL BE DENIED RENTAL IF:**

- You misrepresent any information on the application. If misrepresentations are found after rental agreement is signed, your rental agreement will be terminated.
- In the last five years you have ever been convicted of the manufacture or distribution of a controlled substance. In the last five years you have a conviction for any type of crime that would be considered a threat to real property, a threat to another individual, or to other residents' peaceful enjoyment of the property.
- Previous landlords report significant complaint levels of noncompliance activity including, but not limited to:
  - Repeated disturbance of the neighbors/ peaceful enjoyment of the area.
  - Reports of gambling, prostitution, drug dealing or drug manufacture.
  - Damage to the property beyond normal wear.
  - Reports of violence or threats to landlords or neighbors.
  - Allowing persons not on the rental agreement to reside on the premises.
  - Failure to give proper notice when vacating the property.
- Previous landlords would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself, your pets, or others allowed on the property during your tenancy.
- Previous landlords would be disinclined to rent to you again for non-payment of rent, late fees, legal costs or damage claims.
- The denial of one applicant will result in the denial of all applicants.

**WE DO NOT PROVIDE SPECIFIC REASONS FOR DENIAL. PLEASE READ THE ABOVE REQUIREMENTS CAREFULLY TO INSURE THAT YOU QUALIFY BEFORE APPLYING.**

**RENTAL AGREEMENT**

If you are accepted, the deposit is required within 24 hours to hold the property. Failure to pay the deposit within this time will result in the continued marketing of the property. If you are accepted, you will be required to sign a rental agreement in which you will agree to abide by the rules of the rental agreement. A complete copy of our rental agreement is available for anyone who would like to review it. **Proof of renters insurance is required listing "Rustic Ranch, LLC" as an additional insured.**

**CASH, MONEY ORDERS, or CASHIERS CHECK** will be the only accepted form of payment for move in monies. You may pay with a personal check after you have moved in.

Please read your rental agreement carefully, as we take each provision of the agreement quite seriously. Our intention in providing such an agreement is to assure that our tenants are given the best housing we can provide and a safe environment for all tenants. By signing below, I agree that I have read and understand the policies of application for Rustic Ranch Mobile Home Park.

\_\_\_\_\_  
Applicant signature                      Date

\_\_\_\_\_  
Applicant signature                      Date