

Redwood Acres, LLC

Application to Rent

Rental Information as of _____, 2026

For Space/Unit # _____ at Redwood Acres LLC Park. Rental Space is located at _____

See Park Statement of Policy for amounts to be paid by tenant as part of his/her tenancy.

Security Deposit of at least \$ **500.00** is required in addition to the first month's rent. Refuse charges _____ ARE; ARE NOT required to be separately paid to tenant.

Approximate number of units available: _____ Approximate number of applications being considered: _____

ONLY MANUFACTURED HOMES AND RVS MANUFACTURED AFTER JANUARY 1, 2000 WILL BE ACCEPTED INTO THE PARK.

The amount of the applicant screening charge is \$55.00 per person to be paid by Money Order, and is not refundable under any circumstances after your application is submitted to the screening company. We will process and screen your application after we receive a complete and accurate written application and the screening fee. Once your application has been processed, we will notify you within a reasonable time whether or not you have been accepted for tenancy (within seven (7) days if you propose to purchase a home from an existing tenant, unless you and we agree to a longer time to evaluate your application). An applicant accepted for tenancy must sign a rental agreement and make required payment of rent, security deposit, and any other initial charges within 30 days of approval. If a rental agreement is not signed and sums paid within 30 days, we may require that you submit a new rental application and nonrefundable screening fee.

1. Applicants Information PLEASE PRINT

Applicant #1 Financially Responsible Person

Full Legal Name: _____ Soc. Sec. or TIN # _____

Date of Birth: _____ Other Names Used: _____

Photo I.D. & State: _____ Email address: _____

Present Street Address: _____ Telephone: (_____) _____

City: _____ State: _____ Zip: _____

When did you move in? _____ Do you rent or own? _____ What

is your current rent or mortgage payment? \$ _____

If you rent, provide Name of Landlord: _____ Telephone: _____ Why
are you moving now? _____

Previous Street Address: _____ City: _____ State: _____ Zip: _____

When did you move in? _____ When did you move out? _____ If you

rented, provide Name of Landlord: _____ Telephone: _____

Have you ever been evicted? Yes _____ No _____ If yes provide details:

Date: _____ Landlord/Property: _____ City: _____

Reason for eviction: _____

Employer: _____ When were you hired? _____

Address: _____ City: _____

What is your job? _____ Supervisor: _____ Tel: _____ How

much are you paid? \$ _____ Monthly Weekly Verification: _____

Other Sources and amounts of monthly income (child support, alimony or separate maintenance need not be disclosed unless such additional income is to be included for evaluating applicant's qualifications to rent):

_____ \$ _____ Verification: _____

_____ \$ _____ Verification: _____

Have you ever been convicted of a crime? Yes _____ No _____ If yes, please Explain: Are you presently on parole or probation? Yes _____ No _____

In case of an emergency, who is another person not living with you, who would always know how to reach you?

Name: _____ Telephone: _____

Address: _____ City/St/Zip: _____

Office Use Only: Date received: _____ Identification verified? _____ Are all sections filled in?
Residences

Verified? _____ Employment verified? _____ Additional information required? _____

Applicant #2 Financially Responsible? Yes___ No _____

Name: _____ Soc. Sec. # _____

Date of Birth: _____ Other Names Used: _____

Photo I.D. & State: _____ Email address: _____

Present Street Address: _____ Telephone: _____

City: _____ State: _____ Zip: _____

When did you move in? _____ Do you rent or own? _____

What is your current rent or mortgage payment? \$ _____

If you rent, provide Name of Landlord: _____ Telephone: _____

Why are you moving now? _____

Previous Street Address: _____

City: _____ State: _____ Zip: _____

When did you move in? _____ When did you move out? _____ If

you rented, provide Name of Landlord: _____ Telephone: _____

Have you ever been evicted? Yes___ No___ If yes provide details:

Date: _____ Landlord/Property: _____ City: _____

Reason for eviction: _____

Employer: _____ When were you hired? _____

Address: _____ City: _____

What is your job? _____ Employer: _____ Tel: _____ How

much are you paid? \$ _____ Monthly Weekly Verification: _____

Other Sources and amounts of monthly income (child support, alimony or separate maintenance need not be disclosed unless such additional income is included in evaluating applicant's qualifications to rent):

_____ \$ _____ Verification: _____

_____ \$ _____ Verification: _____

Have you ever been convicted of a crime? Yes ___ No ___ If yes, please explain: _____

Are you presently on parole or probation? Yes ___ No ___

In case of an emergency, who is another person not living with you, who would always know how to reach you?

Name: _____ Telephone: _____

Address: _____ City/St/Zip: _____

Additional Persons who will live with Applicant(s) :

Name: Relationship: DOB: SS#:

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Animals. If you have an animal please identify it:

Name: _____ Type: _____ Breed: _____

Color: _____ Height at shoulder: _____ inches _____

Weight: _____ pounds Age: _____ Proof of Vaccinations Required Verified by: _____

Are you requesting this animal as a reasonable accommodation of a disability? _____ If so, have you provided landlord with a disability accommodation request form? _____ YES; _____ NO. Will you do so if requested? _____ YES; _____ NO.

Vehicles. Number of autos or pickup trucks belonging to applicant(s): _____

Year: _____ Make: _____ Model: _____

License number: _____ State _____ Color: _____

Year: _____ Make: _____ Model: _____

License number: _____ State: _____ Color: _____

Do you own any boats or recreational vehicles that you plan to store on the premises? Yes No

If yes, identify: _____

Manufactured Home, Mobile home, or Recreational Vehicle (Unit) to occupy rented space:

ONLY MANUFACTURED HOMES AND RVS AFTER JANUARY 1, 2000 WILL BE ACCEPTED.

UNIT IS SUBJECT TO INSPECTION AND APPROVAL AS TO AGE, SIZE, AND CONDITION BEFORE IT MAY BE INSTALLED IN THIS FACILITY.

Where is the Unit currently located?

Address: _____ City: _____ State: _____

If the unit is not now located in this Park, do you have current photographs of the unit? If yes, please attach. If no, please obtain and provide photographs.

FOR RV UNITS:

Year Manufactured: Make: _____

Model: _____

License number: _____ State: _____ Color: _____

Width: _____ feet Length: _____ feet Includes hitch? Yes _____ No _____

FOR MANUFACTURED HOME:

Year: _____ Make: _____ ID No. _____

Any Lienholder? _____ YES; _____ NO.

Legal Owner: _____

Registered Owner: _____

Address: _____

City: _____ State: _____ Zip: _____ Tele: _____

Legal Owner or Lien Holder: _____

Address: _____

City: _____ State: _____ Zip: _____ Tele: _____

Installation of the following items are subject to park rules and regulations and require prior approval of Park management. Do you plan to install any of the following?

Patio awning? _____ If yes, what size? _____

Skirting? _____ If yes, what materials? _____

Storage shed? _____ If yes, what type and _____ What size? _____

Materials? _____ What height? _____

What size? _____

Yard fencing? _____ If yes, what

materials? _____

Air conditioning? _____ If yes, what size? _____

For RV: Tip out or Add-on? _____ If yes, which side? _____

For RV does the unit contain a toilet and shower that work? Does the unit require propane or natural gas? _____

Does the unit have an air conditioning unit? _____ Is it 110v or 220v? _____

Does the unit contain a washer? _____ dryer? _____

Financial Statement.

What You Own		What You Owe	
Cash in checking accounts	\$	Installment debts (amount owed)	
Cash in savings accounts	\$	Automobiles	\$
Money market funds/CDs	\$	Furniture and appliances	\$
Tax Refunds Due to You	\$	Trailer/RV loan	\$
Equity in pensions/profit sharing	\$	Other	\$
Current value of annuities	\$	Current Bills Outstanding	
Loans owed to you	\$	Credit cards	\$
Retirement funds/IRAs/ Keogh	\$	Department stores	\$
Cash value of business	\$	Gasoline cards	\$
Market Value of Stocks Bonds Funds	\$	Medical and dental	\$
Cash value of personal property		Taxes due	\$
Home or mobile home	\$	Mortgage Debt	
Other real estate	\$	Home or mobile home	\$
Automobiles	\$	Other real estate	\$
Trailer or RV	\$	Other amounts Owed	\$
Furniture and appliances			
Jewelry, antiques, etc.	\$	TOTAL LIABILITIES	\$
Other assets /List below\	\$		
	\$	Computation of Net Worth	
	\$	Total Assets	
	\$	Subtract Total Liabilities	
TOTALASSETS	\$	NET WORTH	\$

Screening Criteria and Procedures

1. All applicants must fill out and return a complete and accurate rental application. An application is not complete until you pay the required screening charge and provide us with all information and documentation, including any financial data and references we require.
2. The Park's screening or admission criteria conform to City, state and federal law and relate to pets, the number of occupants, rental history, criminal records and history, credit reports, credit references, and incomes or financial resources of the applicant, employment verification and history, and prior rental references. The process that the Park will typically follow in screening you is to use a rental screening company, obtain and review credit reports, obtain and review public records including criminal records, contact existing and former landlords, contact existing employers or otherwise verify income and ability to pay rent and charges, and to make use of all other references that may have any bearing whatsoever upon the information in your application. If Park has first-hand information about your conduct or demeanor, this also may be used in making a final decision regardless of screening company results.
3. Identification. You must provide photo identification for each applicant, as well as a valid social security card or taxpayer identification number for each applicant (or other evidence from which we can determine your creditworthiness), and a utility bill with your name and address, or some other acceptable identification. These must be provided when you submit this application for tenancy.
4. Rental History Criteria. (a) Twelve months of verifiable contractual rental history from unrelated, third-party landlord(s), or home ownership, is required. (b) Three or more notices for nonpayment of rent within 12 months, or three or more notices for nonpayment of rent within 12 months, or three or more dishonored checks within 12 months will result in denial of the application. (c) Any past due and unpaid balances to a landlord will result in denial of the application. (d) Three or more noise disturbances, any report of violence or threat of violence to another resident or landlord, allowing any person not listed on the rental agreement to live with applicant(s), unauthorized animal on the premises, or any other material non-compliance with the rental agreement or rules will result in denial of the application.
5. Income Criteria and Verification. Your monthly gross income must be at least 2.5 times the space rent. Copies of your last three months pay stubs, income tax returns, bank statements, and/or rent assistance program are required to verify your income and/or assets.
Twelve months of verifiable employment is required if used as a source of income. Self-employed persons must provide prior year's tax returns and current bank or profit and loss statements.
6. Credit Criteria. Credit reports are obtained through Rental Services, Inc. POB 2020, Arvada CO 80001-2020 (800-628-6414). You have a right to dispute the accuracy of any information provided by the screening agency. Your debts (excluding medical or educational) should not exceed 65% of your gross annual income if you will make monthly payments on your RV or home. A consumer credit report showing amounts greater than \$300.00 for utility services that are past-due or collection accounts will result in denial of the application. Six or more unpaid collections not related to medical expenses will result in denial of the application.
7. Eviction History Criteria. Five (5) years of eviction-free history is required. Eviction actions that were dismissed or resulted in a judgment for the applicant will not be considered.

8. Criminal Conviction Criteria. All applicants are required to disclose prior criminal convictions. A search of public records will be made to determine whether applicant or any proposed additional person has a "Conviction" (which means charges pending as of the date of the application or a conviction or a guilty plea; or a no contest plea) for any of the following crimes as provided in ORS 90.303(3): drug-related crime; person crime; sex offense; crime involving financial fraud including identity theft and forgery; or any other crime if the conduct for which applicant was charged or convicted is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises by residents or landlord or landlord's agent. A prior arrest that did not result in a Conviction, was dismissed, expunged, voided or invalidated, determined or adjudicated through the juvenile justice system will not be considered. Convictions when applicant is participating in or has completed a diversion or deferral of judgment program or for crimes that are no longer illegal in the State of Oregon will not be considered.

If applicant or any proposed additional person has a Conviction which would disqualify them under this criminal conviction criteria may submit additional information along with the application so landlord can make an individualized assessment (as described below) after obtaining the public records search but prior to a denial, applicant should do so. Applicant may also request the review process after denial as set forth below.

A single Conviction for any of the following, subject to the results of any review process, shall be grounds for denial of the Rental Application.

(a) Felonies involving murder, manslaughter, arson, rape, kidnapping, child sex crimes, or manufacturing or distribution of a controlled substance.

(b) Felonies not listed above when the date of disposition has occurred in the last 7 years and involve drug-related crime; person crime; sex offense; crime involving financial fraud, including theft and forgery; or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises by residents, the landlord or landlord's agent.

(c) Misdemeanors when the date of disposition has occurred in the last 5 years and involve drug related crimes, person crimes, sex offenses, domestic violence, violation of a restraining order, stalking, weapons, criminal impersonation, possession of burglary tools, or financial fraud crimes.

(d) Misdemeanors not listed above when the date of disposition occurred in the last 5 years and involve theft, criminal trespass, criminal mischief, property crimes or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises by residents, the landlord or landlord's agent.

(e) Conviction of any crime that requires lifetime registration as a sex offender, or for which applicant is currently registered as a sex offender, will result in denial.

Criminal Conviction Review Process.

Landlord will engage in an individualized assessment of the applicant's or other proposed additional occupant's Convictions if applicant has satisfied all other criteria and denial was based solely on one or more Convictions and:

- (1) Applicant has submitted supporting documentation prior to the public records search; or
- (2) Applicant is denied based on failure to satisfy these criminal criteria and has submitted a written request along with supporting documentation. Supporting documentation may include: (i.) Letter from parole or probation officer; (ii.) Letter from caseworker, therapist, counselor, or other professional; (iii.) Certifications of treatments/rehab programs; (iv.) Letter from employer, teacher, or similar; (v.) Certification of trainings completed; (vi.) Proof of employment; and (vii.) Statement of the applicant.

Landlord will:

- (a) Consider relevant individualized evidence of mitigating factors, which may include: the facts or circumstances surrounding the criminal conduct; the age of the convicted person at the time of the conduct; time since the criminal conduct; time since release from incarceration or completion of parole; evidence that the individual has maintained a good tenant history before and/or after the conviction or conduct; and evidence of rehabilitation efforts. Landlord may request additional information and may consider whether there have been multiple Convictions as part of this process.
- (b) Notify the applicant of the results of Owner/Agent's review within a reasonable time after receipt of all required information.
- (c) Hold the space for which the application was received for a reasonable time under all the circumstances to complete the review unless prior to receiving the applicant's request (if made after denial) the space was committed to another applicant.

9. **Animals.** Any animal(s) you have now or intend to get in the future to live with you must meet the requirements of our Rules and Regulations regarding Animals and first be approved by us. We may deny your application based upon the type, size, and/or number of pets you have, or because of any requirements imposed by our insurance carrier.
10. **Park-owned rental or financing of manufactured home.** Occupancy is limited to two persons per bedroom plus one additional person in any home that is owned by the Landlord and either rented or financed by the Landlord.
11. **Misrepresentations.** Any material misrepresentation on the application will be considered to be fraudulent inducement and may be cause to deny your application, or if discovered after signing of rental agreement, to terminate your tenancy.

Authorization for Background Check

I/we have read the Screening Criteria and Procedures. _____ Park does not discriminate on the basis of race, color, religion, marital status, national origin, sex, sexual orientation, familial status, disability, or source of income. We comply with all federal, state, and local laws concerning Fair Housing.

I/we state that all information is correct and complete. I/we understand that if any of this information is later found to be false, it shall be grounds for termination of tenancy. I/we authorize park management to conduct any credit, tenant rental history, employment or other inquiries for verification of this information. I/we agree to sign any additional documents required to obtain such reports.

I/we understand that park management has the right to refuse acceptance of the unit described in this application if the unit is in poor condition, damaged, older, or other than as represented.

I/we understand and agree that this is only an Application for Rental and an offer to enter into an Agreement for Rental will not be made unless and until this application is approved.

Applicant #1 _____ Date: _____

Applicant #2 _____ Date: _____