

*Ish Ranch Estates, LLC
701 Western Ave., #109
Medford, OR. 97501
(541) 864-1001 phone
(541) 864-1009 fax*

page 1 of 3

*Allen Ranch Estates, LLC
1893 SW Hungry Hill Drive
Grants Pass, OR 97527
(541) 244-1371 phone
(541) 244-1381 fax*



APPLICANT SCREENING POLICIES

*We offer application forms to everyone who inquires about rentals.
We review completed applications in the order we receive them.
We may require a minimum of two business days to verify information on an application.
If we are unable to verify information on an application, the application may be denied.*

COMPLETE APPLICATION

*Each person 18 years of age or older must submit an application.
We will not review incomplete applications.
Applications are screened in order of time and date received.*

IDENTIFICATION

Applicants must provide two pieces of identification. One must include a photograph (such as a state issued ID card or Drivers License) and also, Social Security Card.

PRIOR RENTAL HISTORY

*Rental history of at least one year must be verifiable from unbiased/unrelated sources.
Applicants must provide us with prior landlord history. We reserve the right to deny if we are unable to verify after a good faith effort.*

SUFFICIENT INCOME/RESOURCES

*Gross household income should be at least 2 ½ - 3 times the rent.
Income shall be verifiable by pay stubs, employer contact, tax records or bank statements.*

CREDIT/CRIMINAL/PUBLIC RECORDS CHECK

*A credit check and criminal/public records check will be performed.
Negative reports may result in denial of applications.
Any individual who is or has been an illegal substance abuser, engaged in the distribution of a controlled substance and/or other criminal activity may be denied. Please provide all information on application in detail and return signed.
Our application fee is \$30.00 per person 18 years of age or older and must be paid by money order or cashiers check only. No cash or personal checks accepted for screening fees or move-in costs.*

I verify the information on the application for tenancy is true and correct and hereby authorize the making of inquiries necessary to evaluate the application for accuracy and credit standing. It is acknowledged that incomplete, inaccurate or falsified information shall be grounds for denial of the application or subsequent termination of tenancy upon determination of such falsified data. Information may be made available to other services or agencies for verification either during application or if approved, during occupancy. By completing and returning this application, applicant(s) does not acquire any right in any rental unit.

Applicant Signature: _____ Date: _____

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*Pine Creek Estates
3282 – 3340 S. Pacific Hwy.
Medford, OR 97501*

*Watercress Apartments
1175 – 1185 Siskiyou Blvd.
Medford, OR 97504*

*High Oaks
23 – 27 Hamilton
Medford, OR 97501*

A screening fee of \$30.00 is required before we will process your rental application. The screening fee is required for each application; a separate application is required for each person eighteen years of age or older. Application screening fees will not be applied towards rents or deposits, and will not be returned even if your application is not approved. The \$30.00 screening fee must be paid by money order or cashier's check only. No cash or personal checks accepted.

Which property are you applying for: _____ Date of application _____

PLEASE PRINT LEGIBLY IN INK

Name of applicant: First _____ Middle: _____ Last: _____

Social Security #: _____ Date of Birth: _____

Drivers License #: _____ State: _____

Current Address: _____ City: _____

State: _____ Zip: _____ Rental: _____ Own: _____

Current Phone #: _____ Cell Phone #: _____

EMPLOYMENT HISTORY

Applicants Employment: _____

Employers Address: _____ City/State: _____

Contact: _____ Employers Phone: _____

Dates Employed: _____ Amount Per Month (before taxes):\$ _____

Other Sources of Income: _____

RENTAL HISTORY

Current Landlord: _____ Phone #: _____

Rent Amount: \$ _____ How Long: _____ Date From: _____ To: _____

Previous Address: _____ City: _____

State: _____ Zip: _____ Rental: _____ Own: _____

Previous Landlord: _____ Phone #: _____

Rent Amount: \$ _____ How Long: _____ Date From: _____ To: _____

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APPLICANTS PERSONAL REFERENCES

Name: _____ *How Long:* _____ *Phone #:* _____

Name of Emergency Contact: _____ *Phone #:* _____

Please list all persons to live in rental property: _____

Number of persons under the age of eighteen: _____

Date of birth: _____

Date of birth: _____

Date of birth: _____

Date of birth: _____

Date of birth: _____

Have you ever been evicted or been given notice to move? No ___ Yes ___ When _____

Have you ever been convicted of a crime? No ___ Yes ___ When _____

Do you have existing credit? No ___ Yes ___ Good ___ Collections? _____

Do you have a pet? No ___ Yes ___ Cat ___ Dog ___ Fish ___ Bird ___ Other _____

Applicant Signature: _____ *Date:* _____

Date Received: _____ *Managers Initial:* _____