



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 up to 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 over 18 years of age must submit a completed applications.
All required supporting documents must be presented along with the completed application.
We will not accept incomplete applications.
First come first serve. We do not keep a wait list

IDENTIFICATION

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

PRIOR RENTAL HISTORY

Rental history of 1 year must be verifiable from unbiased/unrelated sources.
Applicants must provide us with prior landlord history and contact information. 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 the rent (excluding utilities).
Income shall be verifiable by current 2 months of pay stubs, employer contact or prior year tax records or 2 current complete month's bank statements showing consecutive income direct deposits.

CREDIT/CRIMINAL/PUBLIC RECORDS CHECK

A credit check and criminal/public records check will be performed on all applicants.
All applicants are required to have a credit score rating of 600 or better. Any negative/derogatory reports may result in denial of applicants, regardless of credit score.
Application fees are \$30.00 per adult 18 years of age and older. Screening fees must be paid with money order or cashier's check only when submitting the application.

No cash or personal checks accepted for screening fees or move-in costs.

By signing below, I acknowledge that all information on this application for tenancy is true and accurate, hereby authorize 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.

By signing below, I am giving Ish Properties representative my permission to verify information made available by any and all sources or agencies for screening purposes, either during the application process or if approved, during occupancy.

Printed Full Name: _____

Applicant Signature: _____ **Date:** _____



Ish Ranch Estates, LLC
701 Western Ave. #109
Medford, OR 97501

Allen Ranch Estates, LLC
1893 SW Hungry Hill Drive
Grants Pass, OR 97527

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

Watercress
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 including any person 18 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.

Application must be presented in person, along with all required associated documents.

Date of application: _____ Anticipated move in date: _____
Which Property are you applying for: _____

Please Print Legibly In Ink

Name of Applicant: First: _____ Middle: _____ Last: _____
Social Security#: _____ Date of Birth: _____
Driver's License#: _____ State: _____ Current Phone: _____
Current Address: _____ City: _____ State: _____ Zip: _____
E-mail address: _____

Rental History:

Current Landlord: _____ Phone: _____
Email Address: _____
Rent Amount: \$ _____ How Long: _____ From: _____ To: _____
Reason for moving: _____

Previous Landlord: _____ Phone: _____
Email Address: _____
Previous Address: _____ City: _____ State: _____ Zip: _____
Rent Amount: \$ _____ How long: _____ From: _____ To: _____

Employment History:

Applicant's Employment: _____
Address: _____ Phone: _____ Contact Person: _____
Dates Employed: _____ Position: _____
Amount per month: (before taxes) \$ _____

Other sources of income: _____
Address: _____ Phone: _____ Contact Person: _____
Dates Employed: _____ Position: _____
Amount per month: (before taxes) \$ _____

Personal References:

Name: _____ *How long:* _____ *Phone:* _____

Emergency Contact: _____ *Phone:* _____

Please list all occupants to live in rental apartment: _____

Number of occupants under the age of 18: _____

Date of birth: _____

Date of birth: _____

Date of birth: _____

Date of birth: _____

Date of birth: _____

Have you ever been evicted or asked to move? No _____ *Yes* _____ *When* _____

Have you ever been convicted of a crime? No _____ *Yes* _____ *What for:* _____

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

Do you have a pet? No _____ *Yes* _____

Date: _____ *Applicants Signature:* _____

Date received: _____ *Managers Initials:* _____

