



ISH RANCH

701 Western Ave. #109, Medford

PINE CREEK

3282-3340 S. Pacific Hwy, Medford

WATERCRESS

1175-1185 Siskiyou Blvd., Medford

HIGH OAKS

23-27 Hamilton St., Medford

ALLEN RANCH

1893 SW Hungry Hill Dr., Grants Pass

APPLICANT SCREENING POLICIES

We offer application forms to everyone who inquires about our available rentals.

We review completed applications in the order in which they are received.

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.

1. COMPLETE APPLICATION

Each person over 18 years of age must submit a completed application.

All required supporting documents and fee must be presented along with the completed application.

We will not accept incomplete applications.

Our units are first come first serve. We do not keep a wait list.

2. IDENTIFICATION

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

3. SUFFICIENT INCOME/RESOURCES

Gross household monthly income should be at least 3 X the rent (Before Taxes).

Income shall be verifiable by 3 months of current pay stubs, employer contact or 3 current complete month's bank statements showing consecutive income direct deposits. Applicant must be out of probationary period.

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 or if the rental history is not great.

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 650 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. Make checks payable to the Property you are applying for.

Applicants may be denied for any reasons listed above as well as conduct, including interaction and treatment of staff or inability to provide deposit fee and move in-costs at time of acceptance.

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:** _____



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RENTAL APPLICATION & SCREENING

One application is required for each applicant age 18 or older. Please print clearly in ink.

SCREENING FEE: \$30 PER APPLICANT

The screening fee must be paid before processing and is nonrefundable, even if the application is not approved. Payment is accepted by money order or cashier's check. Personal checks are not accepted.

APPLICATION DETAILS

Date of application:

Anticipated move-in date:

Property applying for:

Desired unit / size:

APPLICANT INFORMATION

First name:

Middle:

Last name:

Social Security number:

Date of birth:

Current phone:

Driver's license number:

State:

Email:

Current street address:

City / State / ZIP:

RENTAL HISTORY

Current landlord / company:

Phone:

Current address:

City / State / ZIP:

Monthly rent:

Dates of residency:

Reason for moving:

Previous landlord / company:

Phone:

Previous address:

City / State / ZIP:

Monthly rent:

Dates of residency:

EMPLOYMENT & INCOME

Employer:

Employer phone:

Employer address:

Contact person:

Dates employed:

Position / title:

Gross monthly income (before taxes): \$

Other monthly income: \$

Other income source:

Please provide copies of supporting income documentation, such as recent pay stubs or benefit statements.



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REFERENCES & EMERGENCY CONTACT

Personal reference name:

How long known:

Phone:

Emergency contact name:

Relationship:

Phone:

HOUSEHOLD INFORMATION

List all occupants who will live in the rental:

Number of occupants under age 18:

Occupant 1 name / date of birth:

Occupant 2 name / date of birth:

BACKGROUND QUESTIONS

Have you ever been evicted or received a notice requiring you to move? ☐ No ☐ Yes If yes, when / explain:

Have you ever been convicted of a crime? ☐ No ☐ Yes If yes, describe: _____

ANIMALS & VEHICLES

Do you have an animal? ☐ No ☐ Yes ☐ Cat ☐ Dog ☐ Fish ☐ Bird ☐ Other

Animal type / breed / description: _____

Do you have an assistance animal or prescribed companion animal? ☐ No ☐ Yes

Vehicle make / model / year / color / license: _____

APPLICANT CERTIFICATION & SIGNATURE

I certify that the information provided in this application is true and complete to the best of my knowledge. I authorize the landlord or its agents to verify the information provided, including rental history, employment, income, credit, and other lawful screening information. I understand that incomplete, inaccurate, or false information may result in denial of this application or termination of a tenancy as permitted by law.

Applicant signature:

Date:

Printed name:

Manager initials / date received: