



Cherry City Properties LLC conducts a thorough credit, criminal and civil judgment background verification provided by a third party company (Transunion). We strive to provide excellence throughout our properties and our business. Below we have provided a list of qualifications for rental with Cherry City Properties followed by a list of reasons in which we may not be able to accept your application. All Occupants of or over the age of 18 must complete separate applications and qualify for occupancy. Applications fees are \$35.00 per individual. Please take a moment to review and feel free to contact us with any questions you may have.

Qualifications for rental with Cherry City Properties LLC:

- Positive verification of rental history.
- Sufficient rental history (3-8 years).
- Ability to verify criminal history and the lack thereof.
- Positive information provided by consumer credit reporting agency, including no outstanding utility, or cellular debts.
- Sufficient consumer credit history.
- Sufficient income. For long term rentals (6-12months) Cherry City Properties requires income rate be 2-3 times the amount of monthly rent.
- Ability to verify employment history and submit the last 3 employment pay stubs with application.

Reasons for not qualifying with Cherry City Properties LLC:

- Negative or insufficient reports from references or other sources.
- Unacceptable or insufficient rental history, such as the lack of a reference from a prior landlord.
- Criminal records, including: Unacceptable criminal history. Inability to verify information regarding criminal history.
- Prior action for possession under ORS 105.105 to 105.168 that resulted in a general judgment for the plaintiff or an action for possession that has not yet resulted in dismissal or general judgment within the past 5 years.
- Financial information, including: Insufficient income. Negative information provided by consumer credit reporting agency. Inability to verify information regarding credit history.
- Failure to meet screening or admission criteria.
- Pet policies.

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