

Cascades West

Property Management

560 NE F Street,
Suite A, PMB 760
Grants Pass, Oregon 97526

Application Screening Policies

Application Process:

- We offer the opportunity to apply to everyone who inquires about the rental.
- Applications can be submitted online at Cascades-West.com.
- We review completed and paid applications in the order in which we receive them.
- If we are unable to verify information on an application, the application may be denied.
- We may take 3-5 business days verifying information on an application.
- Applications expire 30 days from the day of submission.

General Requirements:

- Applicants must provide photo ID.
- One (1) year rental history from unbiased and unrelated sources must be provided and verifiable.
- We reserve the right to deny an application if we are unable to verify rental history.
- Any individual who is currently using illegal substances or has been convicted of the illegal manufacturing or distribution of a controlled substance will be denied tenancy.
- A credit check and criminal check will be performed. A negative result may result in a denial.
- Exceptions may be made for applications with qualified co-signer or increased deposit/ payments.
- College students, those with poor credit or poor rental history may be charged an elevated security deposit (up to three times the original amount).

Income Requirements:

- Monthly household income shall be at least 2.5 times the stated rent and must be verified by pay stubs, employer contract, tax return, and/or bank statements.
- Self-employed applicants will be required to show proof of income with the last years tax return.

Screening Process:

- We determine based on the application whether the applicant meets our screening guidelines.
- We verify income and resources.
- We check with current and previous landlords.
- We obtain a credit report, criminal report, and public record report.
- Any felonies that are five (5) years or newer will be subject to an automatic denial.
- Registered Sex Offender will be subject to an automatic denial.
- Evictions found on credit report will be subject to automatic denial.

Cascades West

Property Management

560 NE F Street,
Suite A, PMB 760
Grants Pass, Oregon 97526

No marijuana, medical or otherwise, may be grown, stored or consumed on any of the premises that we manage. No smoking, vaping or pets allowed on the premises.

Please Visit Cascades-West.com to see individual floor plans, additional details and their rent. Applications can be submitted online or you can fill out the attached Rental Application and return it by mail to the address above. There is a \$25 application fee for each adult tenant, and must be received prior to processing applications. Email management@cascades-west.com or call (541)862-1797 for more information.

Applications are being processed in the order they are received.