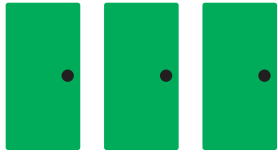


BUNTING



MANAGEMENT GROUP, INC.
2677 Willakenzie Road, Suite #3
Eugene, Oregon 97401
541-344-0028 • Fax 541-344-0172

Rental Application & Apartment Rental Agreement

Complex _____ Apt. No. _____ Time _____

Date _____ Processing fee _____ Date unit wanted _____ No. of bedrooms _____

Applicant's name _____ PLEASE PRINT S.S.# _____ Date of birth _____ Driver's License _____

Co-applicant's name _____ PLEASE PRINT S.S.# _____ Date of birth _____ Driver's License _____

Other _____

Present address _____ How long? _____

City _____ State _____ Zip _____ Telephone _____

Present landlord _____ Telephone _____

Previous landlord _____ Telephone _____

Previous address _____

Applicant employment _____ FIRM _____ CITY _____ TELEPHONE _____ HOW LONG? _____

POSITION _____ SUPERVISOR _____ TELEPHONE _____ HOW LONG? _____

Co-applicant employment _____ SUPERVISOR _____ TELEPHONE _____ HOW LONG? _____

Applicant take home pay _____ Co-applicant take home pay _____ Other income _____ Source _____

Applicant previous employer _____ FIRM _____ ADDRESS _____ HOW LONG? _____

CREDIT REFERENCES: Bank _____ Branch _____ Savings # _____ Checking # _____

Savings and Loan _____ Branch _____

Installment payments to _____ Monthly payment _____

Car payments to _____ Monthly payment _____

In case of emergency notify: _____ AC & Phone _____

Closest relative: _____ AC & Phone _____

Personal reference: _____ AC & Phone _____

Automobiles _____ Color _____ Yr. _____ License No. _____ State _____

_____ Color _____ Yr. _____ License No. _____ State _____

Other vehicles/boats _____

Pets _____ NUMBER AND TYPE _____ Size _____ PARKING SPACES NEEDED _____

Manager _____

Complex _____ Phone _____

Names and ages of other persons to occupy unit

Do you have renter's insurance?

Yes No

I certify the above information is correct and complete and hereby authorize you to make any inquiries you feel necessary to evaluate my tenancy and credit standing. I agree to forfeit \$ _____ of the processing fee if I do not rent the unit after my application is approved. If application is denied I will receive a refund of \$ _____ from the processing fee.

Applicant _____ Co-applicant _____

RENTAL AGREEMENT to be completed only after applicant approved.

Month to month tenancy beginning _____ Rent due _____

Lease term beginning _____ and ending _____

Unit # _____ Address _____ Rent prorated from _____ to _____ is \$ _____

Furnished: Yes No Deposits Fees Total

Monthly rent \$ _____ (refundable) (non-refundable)

Parking _____ Processing \$ _____ \$ _____ \$ _____

Return check charge \$ _____ Security \$ _____ \$ _____ \$ _____

Late charge if paid after the 5th \$ _____ Keys - Locks \$ _____ \$ _____ \$ _____

Late charge if paid after the 10th \$ _____ Other \$ _____ \$ _____ \$ _____

Management will furnish the following utilities: Resident must arrange for other utilities: Other \$ _____ \$ _____ \$ _____

_____ Advance towards final month's rent \$ _____

_____ Application fee credit \$ _____

_____ Total payable \$ _____

SIGNATURES:

MANAGER _____

RESIDENT _____

DATE _____

Make check to: _____

Resident _____

Date _____

TERMS AND CONDITIONS

Resident agrees:

1. Resident shall not terminate this rental agreement without the required 30-day written notice before month end (20-day written notice before month end for Washington residents).
2. No pets, aquariums, water beds, pianos or organs are allowed without the written consent of the owner/agent.
3. Not to permit said premises to be occupied by any other persons than those listed on the application. Written permission is required if any guest remains longer than 14 days and 14 nights per calendar year.
4. To comply with all rules and regulations adopted pursuant to law.
5. Not to permit any acts to be done on said premises which violate any law or rule or regulation.
6. To keep all areas of the premises clean, sanitary, and free from any accumulations of debris, filth, rubbish, and garbage, and to dispose of same in proper manner. Resident shall take particular caution against cigarettes and other fire hazards. Resident shall not store inflammable or hazardous materials. Residents are responsible for all damage to furnishings or premises caused by their negligence. Residents shall report leaky or defective faucet's at once. Expense or damage caused by stoppage of waste pipes or overflow of bathtubs, toilets or wash basins must be paid by the resident as well as any damage to the building, or furnishings other than ordinary wear and tear.
7. To use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities or appliances on the premises.
8. Not to destroy, damage, deface, or remove any part of the premises or permit any person to do so and to assume all liability for damages other than ordinary wear and tear.
9. Not to unreasonably withhold consent to the owner/agent to enter into the dwelling unit in order to inspect the premises, make necessary or agreed repairs, decorations, alterations, or improvements, or to show the unit to prospective buyers or residents. Owner/agent may enter unit without consent in an emergency or at any reasonable time with 48 hours' notice.
10. To notify the owner/agent of any anticipated absence from the premises in excess of seven days, no later than the first day of absence.
11. Doors of residents' dwellings should be kept locked. Residents shall notify owner/agent in writing if locks fail to operate. The owner/agent will not be liable or responsible in any way for loss or damage to articles or property belonging to resident. Resident should maintain fire and theft insurance for his/her personal property.
12. To use the premises only as a dwelling. Disorderly conduct shall be grounds for notice to vacate dwelling and terminate this agreement. Resident shall restrict all sound or noise to a reasonable volume. Occupants will not be permitted to play in halls, stairways or entrance of buildings or in gardens or landscaped areas. Residents and their guests shall conduct themselves in a manner that will not disturb their neighbor's peaceful enjoyment of the premises.
13. To not transfer their interests in this agreement or sublet the premises.
14. To be responsible for testing any smoke alarm and reporting in writing any malfunction to the owner/agent. The resident certifies the owner/agent has instructed him/her in the operation of the smoke detector(s) and acknowledges receipt of instructions for testing.
15. To report immediately in writing all malfunctions of equipment, failure of essential services, or need for repair. Resident shall not tamper with the furnace, refrigerator, locks, entrance of hall doors, lights, or other appliances, or make any alterations of any nature on or to the premises.
16. Owner/agent shall not be liable for damages of any kind caused by the lack of heat, refrigeration or other services to the premises arising out of any accident, act of God or occurrence beyond the control of the owner/agent.
17. That any goods, chattels, motor vehicles or other property left on the premises, after termination of the tenancy by any means, shall be considered abandoned and may be disposed of as provide by law.
18. If total rent is not paid by the 5th of the month, a _____ late charge, beginning the 6th will be charged. If the total rent is not paid by the 10th of the month, a _____ late charge, beginning the 11th will be charged. A _____ fee for NSF checks will also be charged.
19. All security deposits, if any, are deposited with _____, in a non-interest bearing account.
20. The home office for the property manager of this property is Bunting Management Group, Inc.

Owner/Agent Termination Rights

1. The owner/agent may terminate a month-to-month tenancy at any time with or without cause, upon giving resident not less than 30 days written notice prior to month end (20 days written notice prior to month end for Washington residents).
2. If rent is 7 days in arrears, after 72 hours' written notice, the owner/agent may immediately terminate the rental agreement and take steps to gain possession of the premises.
3. If the resident or someone in resident's control or the resident's pet threatens to inflict or actually inflicts personal injury upon the owner/agent or any other resident, intentionally inflicts any substantial damage to the premises or commits any act which is outrageous in the extreme, a 72-hour notice termination may be delivered to resident.
4. The owner/agent may terminate the agreement upon ten (10) days notice to comply with any terms of this agreement or vacate the premises.
5. Nothing in this agreement shall limit the right of an owner/agent to terminate this agreement as provided by the Residential Landlord and Tenant Act.
6. The owner/agent may increase rent with 30 days' written notice.