

WELCOME TO PARK TERRACE TOWNHOUSES

Non-smoking

We at Park Terrace hope you will enjoy your stay with us.
For your benefit as well as other tenants we do have some rules.

We provide water, sewer and garbage services.
You must provide electrical plus any other services you may want.

Electricity Service:	Hermiston Energy	541-289-2000
Phone: (recommended)	Eastern Oregon Telecom	541-289-7000
Internet: (recommended)	Eastern Oregon Telecom	541-289-7000

We have new fiber-optics for EOT's internet with speeds up to 1GBPS. Great for gamers and cable cutters.

Natural Gas:	Cascade Natural Gas	888-522-1130
TV Small dish (recommended)	DirecTV us our # (075195005) for a \$100 rebate	800-280-4388

Other options are Charter and Dish Network

- 1: Renters insurance is very strongly recommended. Our insurance only covers our property, none of yours. You will find renters insurance is very reasonable when purchased with your car insurance.
- 2: No vehicle maintenance is allowed including oil changes or other fluid changes. Car washing is not allowed between buildings one and two due to drainage issues.
- 3: We enjoy a lot of BBQ's at Park Terrace. Please keep the BBQ at least 2 feet from the fencing or siding and out from under the roof overhang. Our insurance will not allow charcoal BBQ's. Please use Propane grills only.
- 4: We have free furnace filters available. If you have problems changing your filter call us. A clean filter will save you money. Also, please test your smoke alarm at least twice a year. More is better. If it starts to chirp call us. We will replace the battery.
- 5: Please respect the peace and quiet of others. Some our tenants are early to bed and early to rise so we ask for consideration regarding noise, parties and TV or radio volumes.
- 6: Each apartment has two parking spots. Visitors should use the overflow area between buildings 2 & 3 or park on Highland Ave. Parking on pavement that is not your assigned space is not allowed.
- 7: A small indoor only pet is allowed with a non-refundable fee with some restrictions. Additionally, pets that do bother other tenants with pet odors, noises or roaming will be required to leave. All pets must be pre-approved and the signed pet regulation page completed and submitted with the rental contract.
- 8: No one is to allowed sublet or allow another person or persons to reside at the rented unit more than two weeks without owner's approval. This would require an additional signed application and background check. If the background check reveals person or persons background falls below our requirements they will not be allowed to stay and may jeopardize the existing tenants continued residence.
- 9: Please keep us current on your vehicles and phone numbers.
- 10: We encourage tenants to use their private courtyards for gardens and customize to each tenants taste within reason. Do not plant trees and if you want grass we will mow it for you. Any questions just call.

All tenants must initial each item:

Non-smoking	Tenant initial _____, Tenant initial _____
BBQ gas only	Tenant initial _____, Tenant initial _____
Clothes washer our S.S. hoses only	Tenant initial _____, Tenant initial _____

We maintain a waiting list. However, we pick the best applicant from our waiting list based on our many years of experience looking for the tenants most likely to stay with us, pay rent on time and maintain the property.

Thank you
Fred & Louise Huling, Owners

Park Terrace Townhouses
825 W. Highland Ave., Hermiston, OR 97838

Non-Smoking
All adults living in our apartments must be on our application.

Applicant Name: _____ **SS #** _____ **DOB:** _____

Co-Applicant Name: _____ **SS #** _____ **DOB:** _____

Home Phone # _____ **Cell #** _____ **E-mail:** _____

Other Members of Household: _____

Current Address: _____ **City:** _____ **State:** ____ **Zip:** _____

Reason for moving: _____

Landlord: _____ **Address:** _____ **Phone:** _____

Rent Amount: _____ **Since:** _____

Previous Address: _____ **City** _____ **State** ____ **Zip** _____

- Three years history required on both applicant and co-applicant. Use 3rd page, if needed.

Employment/Income

Applicant's Employer: _____ **How Long?** _____

Address: _____ **Supervisor:** _____ **Phone:** _____

Take-home pay per month: \$ _____ **Full-time** ____ **Part-time** ____

Co-Applicant's Employer: _____ **How Long?** _____

Address: _____ **Supervisor:** _____ **Phone:** _____

Take-home pay per month: \$ _____ **Full-time** ____ **Part-time** ____

Applicant's Previous Employer: _____ **How Long?** _____

Address: _____ **Supervisor:** _____ **Phone:** _____

Take-home pay per month: \$ _____ **Full-time** ____ **Part-time** ____

- Three year's work history required. Use 3rd page, if needed.

Bank Account: _____ **Address:** _____

Type of Account: _____

Other Income (per month): \$ _____ **Source:** _____ **Phone:** _____

Credit Reference: _____ **Address:** _____ **Phone:** _____

Has anyone on this application been evicted? ____ **Sued by landlord?** ____ **Filed bankruptcy?** ____ **Convicted of a crime?** ____

Personal reference or emergency contact: _____ **Phone:** _____

Vehicle # 1:

Make: _____ Model: _____ Color: _____ Year: _____ Lic. # _____ State: _____

Vehicle # 2:

Make: _____ Model: _____ Color: _____ Year: _____ Lic. # _____ State: _____

Pet: Type/breed _____ Size/weight: _____ Housebroken? _____ Neutered/Spayed: _____ Age: _____

- See pet rules.

Initial _____

Fred & M. Louise Huling dba Park Terrace Townhouses (Office: 730 SE 9th Dr., Hermiston, OR 97838) may obtain credit report or screening report which may contain credit history, personal background, public records and criminal records. There is no charge for background check.

We understand we have the right to dispute any information that you may collect from a credit reporting or screening company. We certify the above information is true and correct. We authorize you to collect any information you require to determine our tenancy and credit worthiness.

_____	_____
Applicant	Date

_____	_____
Co-Applicant	Date

For Park Terrace Townhouses: Apt # _____ Monthly rent \$ _____ Move-in date: _____		
Deposit: \$ _____	Pet Fee: \$ _____	First Month #of Days: _____ 1 st Month: _____ Last Month: \$ _____