

How to Apply for a Rental

At Performance Properties Inc., we want to make the rental application process as clear and straightforward as possible. Before applying, please review the information below to understand our showing process, application requirements, rental criteria, and what to expect after you apply.

1. View the Property Before Applying

We highly recommend that all prospective applicants view the property **in person or through the available virtual tour** before submitting an application.

- Each prospect may schedule **one showing**.
- If you need to take measurements or photos, please do so during your scheduled showing.
- Please schedule a showing only if you are seriously considering the property and are prepared to move within **two weeks**.
- Future showings may be canceled if the property receives a pending application.
- We encourage you to review the property's photos, listing details, and virtual tour carefully before applying.

2. Submit Your Application

Applications are completed **online through the application link provided on our website**.

Application Link: <https://screen.boompay.app/a/mFfEtulOgdVNNYqEmgbc>

- Every applicant **18 years of age or older** must submit an application.
- The application fee is **\$65 per adult applicant**.
- Application fees are **non-refundable**.
- Applications are processed **one at a time and in the order received**.
- We accept **Section 8** applicants.

Because applications are processed in the order they are received, we strongly recommend viewing the property and making sure it meets your needs before submitting an application.

3. Application Screening

The application process generally takes **1–3 business days**, excluding weekends and holidays.

During the screening process, we review the information provided in your application, including applicable income, credit, collections, property debt, rental history, and other qualification criteria.

Applicants should provide accurate and complete information and be prepared to provide supporting documentation when requested.

4. Rental Criteria

Applicants must meet the applicable rental criteria for the property's location.

Income and Credit Requirements

Requirement	City of Portland	Other Oregon Locations
Minimum monthly income	2× monthly rent	2.5× monthly rent
Minimum credit score	500	580

Guarantors/co-signers may be required to meet higher income requirements than the primary applicant.

Collections

- Applicants may have no more than **5 collections accounts**.
- The total amount of collections may not exceed **\$10,000**.

Property Debt

- No outstanding property debt is permissible.
- Exceptions may apply to **student loan or medical debt**.

Bankruptcy

If a bankruptcy filing is less than **7 years old**, applicants must provide proof of discharge.

Rental History

Rental history approval is required unless the applicant has prior homeownership experience.

Applicants who currently rent or have previously rented from a third-party landlord must provide a rental history response.

If you do not have rental history but have previously owned a home, please be prepared to provide proof of homeownership or current mortgage documentation showing that mortgage payments are up to date.

5. Income and Supporting Documentation

Applicants should be prepared to provide documentation supporting the information submitted on their application. Depending on the applicant's circumstances, additional documentation may be requested to verify income, employment, rental history, homeownership, or other qualification information.

Providing complete and accurate information can help prevent delays in the screening process.

6. Pets and Pet Screening

All pets must complete the required **pet screening process**, including regular pets and assistance animals.

For regular pets:

- Pet rent is generally **\$50 per month**.
- Pet policies and applicable fees may vary by property.
- Additional pet restrictions or requirements may apply based on the individual property's policy.

7. If You Are Approved

Applicants must be prepared to take **financial possession of the property within two weeks of submitting the application** or **as soon as the property is ready for move-in**.

Before move-in, approved applicants will be responsible for applicable move-in costs, which may include:

- Security deposit
- First month's rent
- Other applicable charges

The standard lease term for a new lease is **12 months**, unless otherwise specified for the property.

Important Reminders

Before submitting an application, please make sure that:

- You have viewed the property or reviewed the available virtual tour.
- You are prepared to move within two weeks.
- All applicants 18 years of age or older are ready to apply.

- You understand that the **\$65 application fee per adult applicant is non-refundable.**
- You have reviewed the applicable rental criteria.
- You are prepared to provide supporting documentation if requested.
- You understand that applications are processed **one at a time and in the order received.**

Please review all property-specific listing information before applying, as certain properties may have additional requirements, fees, restrictions, or policies.