

440 104ft2



Location **Oregon**
<https://www.genclassifieds.com/x-572875-z>

ROOMMATE WANTED:

Homeowner is looking for a roommate, a quiet person who must be a non-smoker.
 Room is available July 13th, 2015.

NO PETS, NO ILLEGAL DRUGS, NO SMOKING, AND NO EXCESSIVE ALCOHOL USE!

COST & BASIC INFORMATION

Rent is \$440.00 (\$455.00 if using a space heater) per Month and Due by the 3rd of Each Month, no exceptions.

Requires \$500.00 Security Deposit, which MAY be fully or partially refundable.

This is advertised for ONE ROOMMATE ONLY. (See rental agreement for more information)

This would be a great home for a serious student, someone saving to buy a home, a new graduate just getting started, or a mostly 'able-bodied/mobile' retired person (there is a handicapped ramp).

Home is not a party-pad, nor is it a flophouse. This is an inexpensive way to live, and pretty secure, as



I'm home most of the time. I also change out deadbolt and doorknob locks on the outside doors to new

locks every time a new roommate moves in.

Utilities are included with the rent, and Netflix and Netfix streaming video are provided, at the expense below.

I don't have cable or satellite service. Netflix Streaming video is provided, (I plan to add Roku in a few months), but you want to use these Netflix or DSL will need to provide your own TV and/or computer.

Home has central AC & heat via efficient heat pump. Temperature is kept cool in winter at 66-67 f daytime and 63-64 f nights, to save money and the environment. Temperature in summer is set between

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68 f and 75 f depending on weather and activities and the number of people in the house. (See rental agreement for more information)

*NO USE OF HOME PHONE!! You must provide your own phone(s). Use home phone is only permitted in case of a 911 emergency!

Trash service is provided for normal use, but any excess trash you generate may cause an 'overage charge' which you would be expected reimburse me for.

LOCATION

Home is located in Clackamas, in a quiet trailer park with mature trees throughout, two blocks from sheltered bus stop. Home is in a very quiet cul-de-sac.

There is some parking in the cul-de-sac for visitors, however nonworking vehicles must be parked in the storage lot for which there is a fee, but I don't know how much the fee is.

The covered bus stop is at the front of the park right on Hwy 212. The #30 bus comes by here.

Home is 8/10 of a mile East of the 205 Freeway (exit 12A). It is a convenient location for getting around, yet there's no Freeway noise. There is quick access (less than 3 miles), to the Metro Rail & bus Transit Stations (which has parking) located next to Clackamas Town Center Mall, on Sunnyside Rd.

Three miles from home is Kaiser Hospital and Medical Centers are also located on Sunnyside Rd. just 1 block from the 205 freeway

There is plenty of local shopping; these are some stores within 1-4 miles: Clackamas Town Center Mall, Fred Meyer's, Wal-Mart, Target, Ross, Walgreen's, Payless Shoes, Roth's, Lowes, Home Depot, Winco, Costco, etc... There are also some good restaurants with great service.

If you like the countryside it is just a short drive or bike ride and you are in the country to hike, bike or have a picnic (just go East up toward Estacada).

REQUIREMENTS

Oak Acres trailer park requires criminal background check on all residents who live here, including roommates, and adult family members, as well as the home owner. This background check is done at potential roommate's (your) expense, and it costs \$37.00, and is non-refundable. If you don't think you can pass the background check because of something in your history, then it will just be a waste of your money and my time. These required background checks make it safer and quieter for everyone to live here.

Potential roommates must provide description(s) of vehicles and plate numbers to the Oak Acres management.

Potential roommates must provide verifiable proof of income to homeowner. Also you must provide verifiable proof of at least last three consecutive addresses (more addresses if you have an eviction(s) in the past) and last three jobs,. (See rental agreement for more information)

Roommate will need to provide personal references as well.

Roommate would be required to sign a six month rental agreement/lease with homeowner.

You will be required to ABIDE BY THE PARK RULES in addition to what is stated in the rental agreement you would sign.

ABOUT HOMEOWNER (who will also be your roommate)

I am a quiet, disabled woman & non-smoker with no pets, who wants someone to share my HOME, for convenience, cost savings and companionship. You would not be taking care of me, (I have a caregiver already).

I'm friendly but will respect you and your visiting guest's privacy. I have a sharp sense of sarcastic humor, and I like people who can give the same. I love to laugh and I have found that fun is the best thing to have! I tend to see humor even in the worst circumstances!

I would prefer long tenancy, IF WE GET ALONG (See rental agreement for more information), but serious students are welcome.

I spend a lot of time on my computer or doing crafts. . . Have only one hobby, collecting hobbies! I love to try new things and face challenges. I used to teach various Leisure Arts (crafts), at community colleges, craft stores and adult education programs.

I would be happy to teach you, if you are interested; as I do not want to see some of these arts die out because there are fewer and fewer practitioners. Many of the crafts are simple and easy to learn yet very creative. Others are really challenging. I also know some crafts that guys would like to do, such as wood burning.

I like to watch movies but I don't care much for most TV shows, which is why I don't have cable or satellite services.

GUESTS

OCCASIONAL "overnight guests" are fine, but this is advertised for one roommate only. DO NOT INVITE OTHERS TO LIVE HERE! This will be our home. Guests can stay no more than 47 hours at one time (see rental agreement for more information).

ROOM

Bedroom is 8 ½' x 12 ¼' (104 sq. ft.) with inset closet which is 6' x 2 ¼' (13.5 sq. ft.). Has one average sized window. Has new carpeting, and shared bathroom and in the bathroom there is storage for roommate's toiletries.

No furniture is provided for the bedroom. A locking doorknob is provided on the bedroom. However the circuit-breaker panel is in there, so in the event of the breakers 'cutting out', I would need to be able to go into the room to restore power throughout the home, even if you are not present. The circuit-breaker panel must remain clear of furniture and clutter because of fire hazard and so it can be easily accessed.

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NO USE OF HOME PHONE!! You must provide your own phone(s). Use home phone is only permitted in case of a 911 emergency!

HOME

Home is 1,100 sq. ft.

You would have full access to the rest of the home, except for my bedroom, desk and computer. You may have use of craft area, with permission.

Home has nice furniture throughout. TV & computer are NOT provided

Home is accessed by a handicap ramp (built to code) at kitchen door (most used entrance). There are four steps at the living room door which are rarely used.

Food will be kept and prepared separately, (unless we want to do some co-op meals together to save time and money). There is some non-refrigerated storage as well as use of 1/2 the refrigerator. However with two people there won't be much room to keep a lot of beverages in the refrigerator at one time, so you having a small 'Dorm' style refrigerator (not provided) in your room might be a good idea.

All appliances are shared, including washer & dryer (for personal use only), and some freezer space. Dishwasher does not work at this time, so you would have to do all your dishes by hand and use the dishwasher as a 'drying rack' only. It is unlikely that the dishwasher will be replaced or fixed, since I think they waste energy, water and create un-necessary sewage, which then requires more energy to process the sewage. I try to live 'Green'.

Family room is used for crafts, sewing and as an office for me.

The kitchen is a bit on the small size making storage for plates, glasses, pots & pans very limited and you would be encouraged to use my pans and dishes, including small appliances. There will be room for some things, but most of your kitchen stuff would have to be kept in your room.

Home is not 'child-safe' or 'child-proof', visiting children would have to be closely supervised or you would have to make our home 'child-safe', or pay to have the home made 'child-safe'. You will also be required to sign a release of liability agreement for the responsibility of visiting children.

Just so it's clear, I AM NOT A BABYSITTER, free or otherwise.

There is some additional indoor storage available and maybe some storage in the outdoor shed.
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PARK FACILITIES

Trailer park has a pool, but you would have to accompany any of your guests and you and they would all have to abide all the park rules. There is an activity room (which requires a \$150.00 cleaning and damage deposit paid to park and may be fully refundable) and there is a large park-like area with lots of old oak trees for shade. Park has a small basketball area and a covered picnic shelter. It's a great place to play or hang out and have an outdoor party, as long as you are respectful of the Park Rules. A copy of the rules may be picked up at the Oak Acres management office, or you can request they mail you a copy.

PERSONAL SUPPLIES

You would be required to buy your own toiletries (shampoo, soap, lotions, toothpaste and toothbrushes, laundry products, towels and washcloths, bed linens, pillows etc...

Cleaning supplies are provided, however if you want to use more expensive or specialty products you would need to purchase those yourself.

SHARED HOUSEKEEPING CHORES

You will be expected to clean up after yourself and do some of the house keeping (cleaning bathroom once a week, doing dishes, sweeping and mopping and dusting as well as other things as they come up).

Special vigilance is needed when it comes to food, or food packaging because of ants.

Kitchen needs to stay clean so we can each cook when we need to. However I'm not a 'neatness freak' either, a little dust or clutter doesn't bother me. The floor needs to be kept clear of sharp objects and tripping hazards.

I have caregivers that I PAY to do my share of housekeeping and cooking and caring for me. These caregivers are FOR MY NEEDS AND NOT FOR YOU! They are NOT your maids, dishwashers, or housekeepers! If you can't or won't do chores then you will need to pay one or both of them to do your

share of the household chores, or be evicted (See rental agreement for more information).

CONTACT

Please contact homeowner via Craig's List email, attention: Robyn's Roommate. I'm happy to answer any questions you may have. A blank copy of the rental agreement is available (via email) upon request.