

RENTAL APPLICATION

Welcome! In order to complete the application process quickly, be sure to follow all of the necessary procedures.

1. Make sure to fill out the application completely. Please do not leave anything blank. If it doesn't apply to you, mark the box N/A. We need a completed application for each adult residing in the property.
2. We will be running credit checks and residency verification. We will require a copy of your driver's license with the completed application for identification.
3. Please make sure you include a \$50.00 application fee per applicant or \$75.00 for a married couple. All adults over 18 must apply. Money orders or cashiers checks are required.

Below is a qualification checklist for you to review. All applicants must meet the requirements. Only persons listed may occupy the Premises or any part thereof without Landlord's prior written consent. Tenant agrees to abide by any city, county, state and/or federal occupancy limitations and pursuant to ARS §33-1317 there is a two person per bedroom maximum occupancy limit in Arizona. Please allow 48 hours to process the application. We need daytime phone numbers to reach you to confirm your approval.

If your application is accepted, you will be required to sign a lease within five (5) days of acceptance. All paperwork must be turned in at the time you sign your lease. All move-in funds must be received prior to receiving your keys and must be in the form of a cashiers check. If for any reason you choose not to move into the property you have applied for after acceptance of your application, you forfeit your deposits.

QUALIFICATIONS FOR RENTAL APPLICATIONS: (some exceptions may apply)

CREDIT HISTORY:

1. No more than five negative accounts on your credit profile in the last year.
2. No rent judgments in the last three years (unless paid in full and no problems with residency since.)
3. Bankruptcy is ok as long as it has been discharged and credit has met the above two requirements since.

WORK HISTORY:

1. Minimum one year steady work history in the same field (a transfer from another state is fine).
2. Salary (before taxes) must be at least three times the monthly rental amount.
3. Income and employment must be verifiable. We prefer to receive one month of payroll stubs from your employer. We will also verify current employment by phone.
4. If Self Employed or retired we may request bank statements, tax returns or other items to verify income.

RENTAL HISTORY:

1. No skips or evictions, whether verified by credit reports or by previous landlord(s), will be accepted.
2. Landlord(s) will be called. You may be asked to show a minimum of two months worth of rent receipts.

SECURITY DEPOSITS: Listed below are the deposits required prior to move in.

1. An amount equal to one months rent for security deposit
2. Cleaning deposit (usually \$250-300 depending on the size of the house)
3. Pet deposit (\$300) if applicable

NOTE: The property you have previewed will be rented to you in as-is condition unless you are given in writing a list of repairs, renovations, yard work or cleaning that will be done.

I recognize that this rental application is subject to acceptance or rejection. I give authorization to run any necessary credit checks. Should any statement made be misrepresented or false, all deposits will be retained as compensation for holding the property off the market. If application is accepted and applicant does not sign lease within five (5) days after notification of approval, the deposit will be forfeited as liquidated damages in payment for holding the property off the market. I understand that if after approval, I choose not to rent this property for any reason, I will forfeit the deposit. By Signing below, I attest to the fact that we have read and accept this application, and that all information and statements given are true and correct under penalty of perjury and authorize verification of the information and references given. Undersigned agrees all information will remain property of landlord.

Primary Applicant Signature Date

Secondary Applicant Signature Date

Address: _____ **Move-in Date:** _____ **Lease Term:** _____

PRIMARY APPLICANT

Full Name: _____

SSN: _____ Birthdate: _____

Drivers License # _____ ST: _____

US Citizen? Y N If no, legal right to live here? Y N

Phone: _____

Phone: _____

Email: _____

Current Address: _____

City, ST, Zip: _____

Current Landlord: _____

Landlord's Phone: _____

How long at address? _____ Rent \$ _____

Previous Address: _____

City, ST, Zip: _____

Landlord: _____

Landlord's Phone: _____

How long at address? _____ Rent \$ _____

Current Employer _____

Occupation: _____

How long? _____ Salary? _____

Employer's Phone _____

Previous Employer _____

How long? _____ Salary? _____

Employer's Phone _____

Additional Occupants:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Vehicles Owned:

Make: _____ Model: _____ Year: _____ Lic. Plate #: _____

Make: _____ Model: _____ Year: _____ Lic. Plate #: _____

Pets:

Type: _____ Breed: _____ Weight: _____

Type: _____ Breed: _____ Weight: _____

Bank: _____ **Address** _____ **Acct #** _____

Have you or any occupants been evicted, asked to leave, or moved to avoid eviction? Y or N

Have you or any occupants plead no contest, plead guilty or been convicted of any felony or misdemeanor involving alcohol, gangs, drugs, DUI, weapons, children, sex crime, violence or theft? Y or N

Has any potential occupant that is not of age of majority been adjudicated a delinquent for a crime that had they been an adult, the crime would have been a felony? Y or N

SECONDARY APPLICANT

Full Name: _____

SSN: _____ Birthdate: _____

Drivers License # _____ ST: _____

US Citizen? Y N If no, legal right to live here? Y N

Phone: _____

Phone: _____

Email: _____

Current Address: _____

City, ST, Zip: _____

Current Landlord: _____

Landlord's Phone: _____

How long at address? _____ Rent \$ _____

Previous Address: _____

City, ST, Zip: _____

Landlord: _____

Landlord's Phone: _____

How long at address? _____ Rent \$ _____

Current Employer _____

Occupation: _____

How long? _____ Salary? _____

Employer's Phone _____

Previous Employer _____

How long? _____ Salary? _____

Employer's Phone _____