

WELCOME TO ARIZONA ELITE PROPERTIES

Before you begin:

Please be prepared to pay the application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

To complete this rental application, you must be prepared to provide 3 years of residential history as well as contact information for your rental references. You will also be asked to provide information on your monthly income, and please note that most properties require that applicant combined gross income is at least three (3) times the monthly rent amount.

Each resident over the age of 18 must submit a separate rental application.

The following are the steps REQUIRED to submit an application to rent property with Arizona Elite Properties.

While some of the information below may not yet be applicable to your situation, there are some provisions that may become applicable prior to signing a lease contract. In order to continue with this online application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

Application Standards

All applicants pass through a screening process: (Applications are taken on a first come first serve basis)

Income Level

You should have Gross Income of approximately 3 times the monthly rent amount. We must be able to verify employment history. If you are self-employed, we will need tax returns for the last 2 years or verification of bank statements.

Rental History

Your previous residencies must be free of evictions, judgments, and unpaid rents.

Occupancy

The number of occupants may not exceed 2 persons per bedroom plus 1 additional person. All occupants, 18 years of age and over must submit an application.

Pets

Policies on pets vary according to the home (check the rent list or call). However, none of our homes permit the following breeds of dogs: Pit Bulls, Dobermans, Rotweilers, Chows or near relatives (Exception: Assistive pet). Pet policies are strictly enforced.

Submitting Your Application

Once you have viewed and selected a home you should submit the attached application:

1. Complete the Application Form – The form must be completely filled out before it can be processed. Missing information will result in processing delays.
2. Submit Copies of Recent Pay-stubs
3. Submit a copy of a current driver's license or a valid I.D. card.
4. Pay \$50 per person over the age of 18. We accept Cash , Money Orders, Visa or MasterCard. If cash, deliver to the office and we will provide a receipt OR if by money order make it payable to Arizona Elite Properties.

5. This is a NON-REFUNDABLE fee for the application and credit report. UNDER NO CONDITIONS WILL APPLICATION FEE BE REFUNDED.
6. We will verify the information submitted through a credit & background check and advise you of our decision.
7. The following Application Agreement will be signed by all applicants prior to signing a lease contract. IF AFTER 7 DAYS OF THE NOTIFICATION OF ACCEPTANCE, APPLICANT WITHDRAWS OR FAILS TO EXECUTE A LEASE AGREEMENT, ALL EARNEST/HOLDING DEPOSIT MONIES WILL BE FORFEITED.
8. A free copy of the Landlord/Tenant law is available at the Arizona Secretary of State's office (602) 542-4285.

Our receipt of this application is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

Please sign below to acknowledge receipt of these terms and conditions.

Applicant(s) **Date**



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Income Level: You should have Gross Income of approximately 3 times the monthly rent amount. We must be able to verify employment history. If you are self-employed, we will need tax returns for the last 2 years or verification of bank statements.

Rental History: Your previous residencies must be free of evictions, judgments, and unpaid rents.

Occupancy: The number of occupants may not exceed 2 persons per bedroom plus 1 additional person.
All occupants, 18 years of age and over must submit an application.

Pets: Policies on pets vary according to the home (check the rent list or call). However, none of our homes permit the following breeds of dogs: Pit Bulls, Dobermans, Rotweilers, Chows or near relatives (Exception: Assistive pet). Pet policies are strictly enforced.

Submitting Your Application

Once you have viewed and selected a home you should submit the attached application:

1. **Complete the Application Form** - The form must be completely filled out and signed before it can be processed. Missing information will result in processing delays.
2. **Submit Copies of Recent Pay-stubs**
3. **Submit the Application** - Deliver your completed application and **\$50 per applicant** to our office between 9 a.m .and 5 p.m., Monday through Friday.
4. **Submit a copy of a current drivers license or a valid I.D. card.**
5. **Pay \$50 per person over the age of 18. We accept Cash , Money Orders, Visa or MasterCard. If cash, the front desk will provide a receipt OR if by money order make it payable to Arizona Elite Properties) This is a NON-REFUNDABLE fee for the application and credit report.**
6. **We will verify the information submitted through a credit & background check and advise you of our decision.**

Credit Card Payments

Card Number: _____ - _____ - _____ - _____ Expiration Date: __ / __ Security Code: _____

Charge Amount - \$ _____ . _____

3% + \$ _____ . _____

Total- \$ _____ . _____

Applicant acknowledges that the above information is understood, and has been informed:

1. The application fee is **NON-REFUNDABLE**.
2. If applicant withdraws application following approval, all deposits will be forfeited.
3. A free copy of the Landlord/Tenant law is available at the Arizona Secretary of State's office (602) 542-4285

Signed: _____ Date: _____

Signed: _____ Date: _____

Referred by Agent _____ Company _____ Phone # _____

Agent Code _____ Company Code _____ Address _____

RENTAL APPLICATION

Property Address _____ Monthly Rent \$ _____

Property Manager _____ Desired Move In Date _____

Current Information

Applicant Name				Co-Applicant Name			
First:	Middle:	Last:	Suffix:	First:	Middle:	Last:	Suffix:
Social Security Number				Social Security Number			
Date of Birth				Date of Birth			
Drivers License Number & State				Drivers License Number & State			
E-mail Address:				E-Mail Address:			
Phone/Cell Phone				Phone/Cell Phone			
Present Address:				Present Address:			
City:	State:	Zip Code:		City:	State:	Zip Code:	
Landlord				Landlord			
Landlord Phone				Landlord Phone			

Other Occupants

Name _____ Relationship _____ Date of Birth _____
 Name _____ Relationship _____ Date of Birth _____
 Name _____ Relationship _____ Date of Birth _____

Pets Number _____
 Type _____ Weight _____ Type _____ Weight _____
 If dog what breed? _____ If dog what breed? _____

Vehicle Information

Make _____ Model _____ Year _____ State _____ License # _____
 Make _____ Model _____ Year _____ State _____ License # _____
 Make _____ Model _____ Year _____ State _____ License # _____

References

<p style="text-align: center;">Nearest Relative (not living with you)</p> <p>Name _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Phone _____</p>	<p style="text-align: center;">Nearest Relative (not living with you)</p> <p>Name _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Phone _____</p>
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Have you Ever?

	Yes/No		Yes/No
PAID RENT LATE?		PAID RENT LATE?	
LEFT OWING RENT?		LEFT OWING RENT?	
BEEN EVICTED?		BEEN EVICTED?	
BROKE RENTAL AGREEMENT?		BROKE RENTAL AGREEMENT?	
LEFT PROPERTY DAMAGED?		LEFT PROPERTY DAMAGED?	
BEEN CONVICTED OF ANY CRIMINAL ACTIVITY?		BEEN CONVICTED OF ANY CRIMINAL ACTIVITY?	
BEEN CONVICTED OF A FELONY?		BEEN CONVICTED OF A FELONY?	
FILED FOR BANKRUPTCY?		FILED FOR BANKRUPTCY?	
DATE DISCHARGED: _____		DATE DISCHARGED: _____	

If you answered YES to any of the above, please explain: _____

Employment Information

Applicant	Co-Applicant
EMPLOYER _____	EMPLOYER _____
POSITION _____	POSITION _____
SUPERVISOR'S NAME _____	SUPERVISOR'S NAME _____
SUPERVISOR'S PHONE _____	SUPERVISOR'S PHONE _____
EMPLOYMENT DATE _____	EMPLOYMENT DATE _____
INCOME	INCOME
MONTHLY TAKE HOME \$ _____	MONTHLY TAKE HOME \$ _____
OTHER INCOME \$ _____	OTHER INCOME \$ _____
TOTAL MONTHLY INCOME \$ _____	TOTAL MONTHLY INCOME \$ _____

Credit Information

Bank _____	Bank _____
Branch _____	Branch _____
Account Type _____	Account Type _____

IMPORTANT INFORMATION - PLEASE READ BEFORE SIGNING AUTHORIZATION

APPLICANT UNDERSTANDS THAT ONCE THE APPLICATION HAS BEEN APPROVED, AN EARNEST MONEY DEPOSIT IS REQUIRED FOR TAKING THE PROPERTY OFF THE MARKET. IT WILL BE DEPOSITED, WITH **ARIZONA ELITE PROPERTIES**. ONCE THE APPLICANT IS APPROVED BY THE **OWNER, OR OWNER'S AGENT**, AND A RENTAL AGREEMENT IS ENTERED INTO, THE EARNEST MONEY DEPOSIT WILL BE CREDITED TO THE REQUIRED SECURITY DEPOSIT. SAID DEPOSIT WILL BE **NON-REFUNDABLE** IF THE APPLICANT FAILS TO ENTER INTO THE RENTAL AGREEMENT OR FAILS TO TAKE OCCUPANCY ON THE DATE SPECIFIED. **CASHIER'S CHECK OR MONEY ORDER IS REQUIRED FOR PAYMENT OF THE DEPOSIT AND THE FIRST MONTH'S RENT.**

APPLICANT UNDERSTANDS THAT FAILURE TO SIGN THIS APPLICATION AND PROVIDE COMPLETE INFORMATION WILL CAUSE DELAYS IN PROCESSING AND MAY CAUSE THE APPLICATION TO BE REJECTED OR ANOTHER, COMPLETED APPLICATION TO BE ACCEPTED.

THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT. I HEREBY AUTHORIZE ARIZONA ELITE PROPERTIES TO INVESTIGATE THE INFORMATION SUPPLIED BY ME AND TO CONDUCT INQUIRES CONCERNING MY INCOME, FAMILY COMPOSITION, AND MODE OF LIVING, CREDIT AND CHARACTER FOR THE PURPOSE OF VERIFYING AND QUALIFYING FOR RESIDENCY. A FULL DISCLOSURE OF PERTINENT FACTS MAY BE MADE TO THE AGENT AND HOME OWNER. FALSIFYING INFORMATION ON THIS APPLICATION IS GROUNDS FOR DENIAL AND FORFEITURE OF DEPOSITS.

_____ Date _____
APPLICANT

_____ Date _____
CO-APPLICANT