



BackgroundSCREENING

Rental Criteria - Applicant

Credit History

Denial of Application

Bankruptcy: a bankruptcy that is less than 7 years old

Foreclosure: a record of a foreclosure of a previously owned home in the last 7 years

Legal Items: any legal items against the applicant that are less than 7 years old

Outstanding Debt: more than \$5,000 outstanding past due debt (*excluding medical/student loan debt*)

Collections Count: more than 8 collections (*excluding medical or student loan*)

Landlord/Utility Collection: one or more landlord or utility collection in the last 7 years

Credit Score*: credit score is below 550

Criminal History

Denial of Application

Felonies: any felonies in the last 7 years (*no exclusions*)

Misdemeanors: any misdemeanors in the last 7 years (*excluding traffic violations*)

Sex offender: registered sex offender (*no time limit*)

Eviction History

Denial of Application

Evictions: any eviction record in the last 7 years

Maximum Allowable Rent

Maximum Allowable Rent Ratio: 33% (Income must be 3X rental amount)

Identification Verification

Decline application if applicant fails identification verification

The application fee is \$35 per person 18 years old or older. Application fees need to be in the form of a money order made payable to Az-Cal Realty. Please note cash or personal checks will not be accepted.

RENTAL APPLICATION

Application must be filled in completely. Any information that is found to be falsified will be cause for denial of application. Application will not be returned to applicant.

NAME: _____ PHONE: _____
 First Middle Last

Date of Birth: ____/____/____ Sex: M__ F__ Social Security # ____-____-____

ID/Driver's License # _____ State _____ Exp. Date _____

Name of Spouse: _____ Driver's License # _____ State _____

Spouse Date of Birth: ____/____/____ Sex: M__ F__ Social Security # ____-____-____

Present Address: _____ City _____ State _____ Zip _____

Length of Time at Present Address _____ Rent/Mortgage Amount \$ _____

Landlord/Mortgage Holder Name _____ Phone _____

Reason for Leaving _____

Previous Address (if less than 2 yrs) _____ City _____ State _____ Zip _____

Previous Landlord/Mortgage Holder name _____ Phone _____

Reason for Leaving _____

OCCUPANTS

How many persons will occupy premises? _____ List names and ages of all occupants below:

Name: _____ Age _____ Name: _____ Age _____

PETS How Many? _____ What Types _____

EMPLOYMENT – FINANCIAL BACKGROUND

Current Occupation _____ Length of Time _____ Monthly Salary \$ _____

Employers' Name/Address _____

Employer Contact-Name: _____ Phone: _____

Spouse Occupation _____ Length of Time _____ Monthly Salary \$ _____

Spouse's Employer Name/Address _____

Employer Contact-Name: _____ Phone: _____

Other Sources of Income and Amounts _____

Name of your Bank _____

Bank Address _____ Phone: _____

Checking Acct. No.: _____ Saving Acct. No.: _____

Major Credit Card(s): Type: _____ Acct. # _____

Type: _____ Acct. # _____

Type: _____ Acct. # _____

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APPLICANT VEHICLES

Number of Vehicles to be Parked at Rented Premises _____

Description of vehicles:

<u>Make & Model</u>	<u>Year</u>	<u>License Plate#</u>	<u>State</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ADDITIONAL REFERENCES:

Name/Address: _____ Phone _____

Name/Address: _____ Phone _____

Name/Address: _____ Phone _____

MICELLANEOUS

Has any applicant been convicted of a felony? Yes _____ No _____

If Yes, please explain: _____

Has any applicant, Ever been evicted? Yes _____ No _____ Broken a Lease? Yes _____ No _____

Failed to pay timely rent? Yes _____ No _____ Filed for Bankruptcy? Yes _____ No _____

Please explain if you checked "yes" to any item: _____

EMERGENCY NOTIFICATION:

Name: _____ Relationship: _____

Address: _____ Phone: _____

This application is subject to acceptance by the property owner. Execution of a lease or rental agreement is offered in accordance to the Federal Fair Housing Laws. By signing below, applicant authorizes property owner or his agent/representative to conduct credit check, employment verification and rental/mortgage history. Applicant further authorizes contact with other references as may have been provided. Applicant understands that if found qualified to rent, deposit must be paid within twenty-four (24) hours to hold property. Property will be held no longer than ten (10) days from the notification of eligibility. In the event applicant declines to rent property, deposit will be refunded, less the daily rental rate for each day held, taken as liquidated damages.

Applicant _____ Spouse _____

Date Signed _____

Prudential Arizona Properties
3200 E. Camelback, Rd. #103
Phoenix, AZ 85018
602.571.8526
866.806.2082 Fax

Last Name	First Name	Middle
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SSN#	Date Of Birth
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Present Address	City	State	Zip
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Home Phone	Work Phone
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Last Name	First Name	Middle
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SSN#	Date Of Birth
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Reason for Disclosure: Rental / Home Purchase

I hereby authorize Prudential Arizona Properties to access and review of my/our credit, including Disclosure of credit information and permission to establish previous rental history and employment.

Signature	Date
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Signature	Date
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Prudential Arizona Properties

3200 E Camelback Rd #103

Phoenix, AZ 85018

602.288.4400 Office

866.806.2082 Fax

RENTAL VERIFICATION

Please release the following information to Prudential Arizona Properties for rental verification purposes only.

1. Former Landlord; please indicate the dates the person(s) listed below rent from you.
2. Move-in date: _____ Date of move-out: _____
3. The rent amount paid? _____
4. Has their rent has always been paid on time? Yes / No (circle one)
5. If not rent was late _____ times?
6. Would you rent to them again? Yes / No (circle one)
7. If not, please indicate why.

Prospective Tenant Print your name _____ Sign your name _____ Date _____

Prospective Tenant Print your name _____ Sign your name _____ Date _____

Former Landlord/Leasing Agent completing this form:

Print your name: _____ *Date* _____

Sign your name: _____

When complete please fax to: 866.806.2082

PET AGREEMENT
 (Not for Use With Assistive Animals)

I DO NOT HAVE A PET. I understand if I choose to have a pet after I move-in, I must get written approval from management prior to getting the pet. I must also pay the deposit and additional rent as listed below. If a pet is found on the premises belonging to me, my guest(s) or any occupant of the premises, I agree that the Rental Agreement may be terminated and that I must immediately vacate the premises. All penalties shall attach for such a breach of the Rental Agreement.

Resident's Signature: _____

Pet Description (Only one pet will ever be allowed):

Name	Breed/Color/Description	Weight	Age	Color

- I agree to pay a \$_____ pet deposit of which half is refundable. I understand that half of the said deposit is non-refundable and is applied to sanitize the apartment/condo after I vacate. If, in the sole opinion of management, there is an odor or other damage, I agree to pay the actual cost of returning the apartment to its original condition less the \$150.00 refundable deposit paid. **The pet deposit amount may vary for differ from property to property.**
- I agree to keep my pet inside my apartment/condo or walked on a leash not longer than six (6) feet long by a responsible adult. I will immediately remove pet droppings while walking my pet. Any damage done by my pet will be reported to management immediately and I agree to pay for repairs no later than the next rental period. It is a violation of these policies if any resident simply "turns out the pet" and recalls it at his convenience.
- I will provide documentation from my veterinarian that my pet's mature weight is 20 lbs. or less. If my pet is a cat, I will also provide documentation that my cat is neutered/spayed and declawed. Exotic animals, including, but not limited to, rodents or reptiles are not permitted.
- Patios/balconies should be kept clean of pet droppings. Pet food is not allowed to be left outside the unit at any time.
- If, in management's sole opinion, my pet disturbs my neighbors in any way (i.e., barking) or if the agreement is violated, management may immediately revoke my pet agreement and I will immediately and permanently remove my pet from the property.
- Pets are NOT allowed in the pools or pool areas at any time.
- I am responsible for immediately cleaning up after my pet. Failure to do so will subject me to eviction proceedings.
- Tenant hereby acknowledges that his/her pet is safe and that tenant will indemnify and hold the landlord harmless from any injuries inflicted by his/her pet. Tenant hereby warrants and discloses that his/her pet has never attacked, bitten, or injured another person, and that tenant will indemnify and hold landlord harmless, including the payment of court costs and attorney's fees incurred by landlord, if a court orders the landlord to pay damages to a third party injured by tenant's pet.**

Resident's initials: _____

DATED this ____ day of _____, 200 ____.

TENANT(S)

LANDLORD:

Prudential Arizona Properties