

RE/MAX ACHIEVERS PROPERTY MANAGEMENT

333 N. Dobson Rd Suite #5

Chandler, AZ 85224

480-786-5339 or 480-603-0305

480-603-4378 Fax

RENTAL APPLICATION

Desired Property Address: _____

Please complete the application in its entirety. All adult applicants must submit a separate application unless legally married.

Applicant's Full Name _____ SS# _____ - _____ - _____ DOB _____
Home Phone (_____) _____ Drivers License # _____ State _____
Work Phone (_____) _____ Cell (_____) _____ Married ___ Divorced ___ Single ___
Email _____

Spouse Full Name _____ SS# _____ - _____ - _____ DOB _____
Work # (_____) _____ Drivers License # _____ State _____
Cell # (_____) _____ Email _____

Present Address _____ City _____ State _____ Zip _____
Mortgage/Rental Dates: From _____ To _____ Rent Amount \$ _____ / Month
Landlord/Mortgage Co. _____ Phone (_____) _____
Fax (_____) _____

Previous Address _____ City _____ State _____ Zip _____
Mortgage/Rental Dates: From _____ To _____ Rent Amount \$ _____ / Month
Landlord/Mortgage Co. _____ Phone (_____) _____
Fax (_____) _____

All other occupants: Name & Ages _____

Pets: Breed _____ Age _____ Size _____ Weight _____
Breed _____ Age _____ Size _____ Weight _____
Auto: Make _____ Year _____ License # _____ Payment _____
Auto: Make _____ Year _____ License # _____ Payment _____
Auto: Make _____ Year _____ License # _____ Payment _____

Major Credit Card _____ Acct # _____

Bank Name _____ Acct# _____

Friends Name _____ Address _____ Phone _____

Relative's Name _____ Address _____ Phone _____

Applicant's present Employer _____ Supervisor _____
Address _____ HR/Payroll Phone (_____) _____
Position _____ from _____ to _____ Gross Income \$ _____ / Month

Applicant's previous Employer _____ Supervisor _____
Address _____ HR/Payroll Phone (_____) _____
Position _____ from _____ to _____ Gross Income \$ _____ / Month

Spouse's present Employer _____ Supervisor _____
Address _____ HR/Payroll Phone (_____) _____
Position _____ from _____ to _____ Gross Income \$ _____ / Month

Spouse's previous Employer _____ Supervisor _____
Address _____ HR/Payroll Phone (_____) _____
Position _____ from _____ to _____ Gross Income \$ _____ / Month

Please explain any negative credit that may assist us in our decision _____

Background:

Have you ever filed a petition for bankruptcy? _____ If so, What was the discharge date: _____
Why? _____

Have you ever been evicted from a tenancy? _____ If so when/why? _____

Have you ever been convicted of a felony? _____ If so when/why? _____

Are you currently engaged in any criminal activity? _____

Would you expect a credit report to disclose credit difficulties? _____ If so, please explain _____

PROPOSED LEASE TERM:

From ____/____/____ To: ____/____/____ \$ _____
Sales Tax \$ _____
Security Deposit (refundable) \$ _____
Cleaning Deposit (non-refundable) \$ _____
Pet Deposit (non-refundable) \$ _____
Total Move in Costs \$ _____
Total Paid on ____/____/____ \$ _____ form of Payment _____

AUTHORIZATION

I/We declare that the foregoing information is true and correct and I/we authorize RE/MAX Achievers Property Management to verify its accuracy and obtain a consumer credit report and acknowledge:

- The execution of a lease agreement is conditioned on approval of the applicant's employment, credit, banking references and past rental history by RE/MAX Achievers Property Management and the property owners.
- I/we have received a copy of this agreement.
- The terms and conditions of the "Leasing Application Policies" document are hereby incorporated into this application.

Applicant

Applicant's Spouse

Date

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RE/MAX Achievers Property Management welcomes all applicants and supports Fair Housing. We do not refuse to lease any property nor do we discriminate against a person because of sex, marital status, race, creed, religion, age, familial status, physical or mental handicap, color or national origin.

LEASING APPLICATION AND POLICIES

In order to be considered for a property for lease, you must complete and sign our Lease Application and submit it to our office or to a leasing agent with this document (fully signed), an enlarged legible copy of your Driver’s License or other picture ID and a \$40.00 non refundable application fee per adult payable in certified funds to HomeInvest. No application will be processed without these items.

Refund Policy: If your application is approved, you must remit the entire security deposit in certified funds payable to RE/MAX Achievers, and sign our lease agreement within 48 hours. The security deposit becomes NON-REFUNDABLE if applicant fails to take occupancy on the specified date or changes their decision on occupancy for any reason.

You must meet RE/MAX Achievers Property Management approval of the following in order for your application to be considered. All occupants over the age of eighteen (18) must complete an application and submit an application fee. All adult occupants will be signers on the lease. There are no exceptions to this.

- A. Income You must have verifiable income in the amount of three times the monthly rent for a minimum of one year. Married couples and related residents over the age of 18 may combine income. Unrelated applicants must submit separate applications and each qualify on their own.
- B. Credit: Credit will be checked through Interstate Information Solutions. Credit references will be contacted. Previous evictions, unpaid judgments and unpaid rents will not be accepted.
- C. Rental History: Current and previous Landlords/Mortgage Holders will be contacted.
- D. Occupancy: The number of occupants may not exceed two (2) persons per bedroom plus one additional person.
- E. Pets: Not all property owners will accept pets. Please contact our office for pet requirements on specific properties. Minimum pet deposit is \$250.00 and shall be considered NON-REFUNDABLE. Not applicable to service animals.

All applications are accepted on a “first come, first serve basis”, however we do not take a property off the market until the application has been approved, security deposit received and the lease signed. Every attempt will be made to process your application within 48 hours of receipt excluding holidays and weekends. Management shall have the right to reject incomplete or falsified applications or applications without all names, social security numbers, phone numbers, addresses and signatures necessary for verification purposes.

If the property you are applying for is located within a Homeowner’s Association, you will be expected to abide by the CC&R’s and Rules and Regulations of said Association. You can request a copy of these from the Property Management office.

You will be required to pay all deposits, fees and the first month’s rent **IN FULL**, in certified funds on or before your move in date.

The Applicant acknowledges that he/she has read, understands and agrees to the above policies and that:

Within 48 hours of notification of my approval, I must:

1. Execute RE/MAX Achievers Property Management’s Lease Agreement and associated addendums (copies are available for me to pick up and review at the Propriety Management office at any time) and
2. Pay any and all additional security deposits in certified funds.

I further understand that I must provide my own **renter’s insurance** covering my personal belongings.

I further understand that RE/MAX Achievers Property Management and their employees are exclusive agents of, and represent, the Property Owner; and that the lease will be between the applicants and Property Management as Agent for the Owner.

Applicant	Date	Applicant	Date
Received by RE/MAX Achievers Propriety Management:			
Name	Date	Time	
Application Fee Received _____		Security Deposit Received _____	