

APPLICATION FOR OCCUPANCY

Document:
February 2013



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1. Address of Rental Property Applying for: (leave blank)

APPLICANT PERSONAL INFORMATION

2. NAME: Joe Renter

3. Single Married Separated Divorced (date of decree)

4. EMAIL ADDRESS: joerenter@gmail.com TELEPHONE: (480) 987-6543

5. SOCIAL SECURITY NUMBER: (leave blank) DATE OF BIRTH: 05-29-67

6. DRIVER'S LICENSE / GOVERNMENT ISSUED ID NUMBER: (leave blank) STATE: _____ EXPIRATION DATE: _____

7. DESIRED DATE OF OCCUPANCY: 12 mos - 18 mos. (target move in date) DESIRED LENGTH OF LEASE: _____

8. How did you hear about us?
9. Sign Our website Ad Referral: Rebecca Adams Other: Agent

EMPLOYMENT & BANK REFERENCES (Minimum one year verified employment required)

10. Current Employer: Complete #11

11. Address: _____ City: _____ State: _____ ZIP Code: _____

12. Telephone: _____ How long?: _____ Start date: _____

13. Department/Position: _____ Approximate Monthly Gross Income: \$ _____

14. If you have been with your current employer less than one year, please complete the following:

15. Previous Employer: _____

16. Address: _____ City: _____ State: _____ ZIP Code: _____

17. Telephone: _____ How long?: _____ Date left: _____

18. Please provide a valid, enlarged copy of your current driver's license or government issued photo ID and your 2 most recent paystubs or proof of income.

19. Bank: (leave blank) Branch: _____

20. Telephone: _____

21. Account Number (checking): _____ Account Number (savings): _____

22. Other Income: _____ (Indicate source & amount)

RESIDENCE HISTORY (Minimum one year required)

23. Current Rent/Mortgage Payment: \$ _____ How long?: _____ Own Rent

24. Current Address: _____

25. City: _____ State: _____ ZIP Code: _____

26. Landlord: _____ Telephone: _____

27. If owned, please provide mortgage company name and address:

28. Mortgage Company: _____ Telephone: _____

29. Address: _____

30. City: _____ State: _____ ZIP Code: _____

31. If you have been at your current address less than one year, please complete the following:

32. Previous Address: _____

33. City: _____ State: _____ ZIP Code: _____

34. How Long?: _____



Application for Occupancy >>

PERSONAL REFERENCES

36. 1. Name: _____ Relation: _____
 37. Address: _____ Telephone: _____
 38. 2. Name: (friends or co-workers) Relation: _____
 39. Address: _____ Telephone: _____
 40. 3. Name: _____ Relation: _____
 41. Address: _____ Telephone: _____

DEPENDENTS/ADDITIONAL OCCUPANTS

42. Number of people who will occupy residence: _____
 43. List occupants and their birthdates - CREDIT AND CRIMINAL BACKGROUND CHECKS WILL BE RUN ON EACH PERSON 18 & OVER.
 44. Name: _____ Relationship: _____ D.O.B.: _____
 45. Name: (list all occupants) Relationship: _____ D.O.B.: _____
 46. Name: _____ Relationship: _____ D.O.B.: _____
 47. Name: _____ Relationship: _____ D.O.B.: _____
 48. Additional occupants, see attached.
 49. Person(s) to notify in case of emergency and that you authorize to enter and take possession of your personal property in the event of
 50. death, pursuant to A.R.S. §33-1314(F), disability or incarceration:
 51. Name: Jane Renter (mom)
 52. Address: _____ City: _____ State: _____ ZIP Code: _____
 53. Phone: _____ Email: _____

PETS/SERVICE ANIMALS

54. Will you have pets? Yes No (assistive and service animals are not considered "pets")
 55. Description of pets (recent photo required):
 56. Breed: German Shepherd Age: 2 YRS Gender: F Weight: 70#
 57. Breed: _____ Age: _____ Gender: _____ Weight: _____
 58. Will you have an assistive or service animal? Yes No (accommodation request required with application)

VEHICLE INFORMATION

59. Total Number of Vehicles (including company vehicles): _____
 60. Vehicles:
 61. Make: Toyota Model: Highlander Year: 2008 Color: White Lic. Plate #: BPP 076
 62. Make: _____ Model: _____ Year: _____ Color: _____ Lic. Plate #: _____
 63. Make: _____ Model: _____ Year: _____ Color: _____ Lic. Plate #: _____
 64. Description of any other vehicles (boat, trailer, truck, recreational vehicle, etc.) you would like to keep on property:
 65. _____
 66. Prior written permission separate from this application must be obtained from management.

CREDIT AND BACKGROUND HISTORY

(ANSWER ALL QUESTIONS FOR YOURSELF AND FOR ANYONE WHO WILL OCCUPY THIS RESIDENCE)

67. Have you ever been evicted? Yes No
 68. Has a notice of eviction ever been filed against you? Yes No If so, when: _____
 69. Have you ever declared bankruptcy? Yes No If so, when: _____ Discharge Date: _____
 70. Have you had two or more late rental payments in the past year? Yes No
 71. Have you ever willfully or intentionally refused to pay rent when due? Yes No
 72. Do you currently owe any monies to an apartment community or landlord? Yes No
 73. Do you use illegal drugs? Yes No
 74. Have you ever engaged in the distribution or sale of illegal drugs? Yes No
 75. Have you ever been convicted, arrested or charged with any crime? Yes No
 76. Please give detailed explanation(s), date(s), and names for any question answered 'Yes' above:
 77. _____
 78. _____
 79. Do you have any outstanding warrants or anticipate any warrants for arrest? Yes No

(Answer all)



ADDITIONAL INFORMATION

- 80. Have you or anyone in your household had, or do you presently have, bed bugs or other pest issues? Yes No
- 81. If yes, please explain: _____
- 82. **Please give any information that might help evaluate this application:**
- 83. _____
- 84. _____
- 85. _____

DEPOSIT TO HOLD AGREEMENT

- 86. In consideration of management holding this property for me, I agree to pay:
- 87. Earnest/holding deposit of a minimum of \$ _____ and *(Leave blank)*
- 88. A non-refundable application fee of \$ _____ per person over 18 in CERTIFIED FUNDS ONLY*
- 89. *Additional fees will apply for non-U.S. residents and will vary according to current rates. IF YOU ARE A NON-US RESIDENT, PLEASE CALL FOR CORRECT APPLICATION FEE AMOUNT BEFORE APPLYING. Non-resident application fee _____
- 90. _____
- 91. The earnest/holding deposit is refundable if my application is not approved (14-day delay required for bank clearance of check). If my
- 92. Application is approved, the earnest/holding deposit is credited to the required move-in costs. IF APPLICANT SHOULD WITHDRAW
- 93. THIS APPLICATION WITHIN 7 DAYS AFTER WRITTEN NOTIFICATION OF ACCEPTANCE, a minimum of \$ _____
- 94. of the earnest/holding deposit WILL BE RETAINED in addition to the non-refundable application fee. **IF AFTER 7 DAYS OF**
- 95. **NOTIFICATION OF ACCEPTANCE, APPLICANT WITHDRAWS OR FAILS TO EXECUTE LEASE AGREEMENT, ALL EARNEST/**
- 96. **HOLDING DEPOSIT MONIES WILL BE FORFEITED. UNDER NO CONDITIONS WILL APPLICATION FEE BE REFUNDED.**
- 97. **Total deposits/fees submitted with application** \$ _____
- 98. I hereby authorize and instruct Owner/Broker/Property Manager to investigate the information supplied by me and to conduct inquiries
- 99. concerning my income, credit and character for the purpose of verifying and qualifying for this rental and any renewals thereof. I further
- 100. authorize the release of any and all information available from any reference, former owners, and credit reporting services, department of
- 101. motor vehicles, and governmental agencies. I hereby release and hold harmless all parties from liability for any damages that may result
- 102. from furnishing this information to its owners, its agents and others. NOTE: Copy of actual credit report will **not** be provided to applicant
- 103. by Owner/Broker/Property Manager.
- 104. Applicant acknowledges that Owner/Broker/Property Manager may not be able to complete a comprehensive evaluation of this
- 105. information prior to move-in. Owner/Broker/Property Manager reserves the right to verify application information after move-in and may
- 106. convert the proposed Lease Agreement to a month-to-month term or declare the lease irreparably breached and seek immediate eviction
- 107. if false or misleading information is contained in this Application. Applicant agrees to the terms of this Deposit to Hold Agreement. This
- 108. application is preliminary only and does not obligate owner or owner's representatives to execute a lease or deliver possession of the
- 109. proposed Property. Owner/Broker/Property Manager comply with federal, state and local fair housing laws and regulations.
- 110. **Unless otherwise agreed, I understand that the Brokerage, its Broker, its Agents, and employees are agents of and**
- 111. **represent the Owner in leasing this property.**
- 112. (Applicant's Initials Required) JR

APPLICANT

- 113. By signing below, I acknowledge and accept the qualifying criteria and policies of the Owner/Broker/Property Manager by which my
- 114. application will be approved.
- 115. **This application must be signed by applicant.**

116. Joe Renter
* APPLICANT SIGNATURE

0-0-15
MO/DA/YR

117. **FALSIFYING INFORMATION ON THIS APPLICATION IS GROUNDS FOR REJECTION.**

FOR OFFICE USE ONLY

- 118. Agent Name: _____
- 119. Co-Broke? Yes No Exclusive? Yes No
- 120. Referred by: _____ At: _____
- 121. ACCEPTED Date of Written Notification: _____
- 122. REJECTED Date Denial Letter Was Sent: _____
- 123. NOTES: _____
- 124. _____



To prospective landlord;

My wife and I have just went through a bad stretch of financial problems. After a chapter 7 bankruptcy and the pending sale of our home of 20 years we are now faced with finding a new home to live.

I am retired and my wife is disabled. We have an income of \$4300 with our Social Security and pensions. Our family does include our German Shepherd, Daisy who weighs approximately 70 lbs. She is well mannered and house trained.

We are willing to put up deposits for our dog and rental insurance with a liability rider if needed.

I am including a credit report, and lasts month bank statement showing deposits for income. As you can see until we filed for bankruptcy our payments were on time.

Thank you for considering us for your lease-
Joe & Jane Renter

Income:

Monthly Total \$4492

\$644.83 Pension/ \$1158 Social Security

\$1074 disability/\$1605 Social Security



Proof of Income Statements

(most recent 30 days)

EMPLOYEE NO.		EMPLOYEE NAME		SOCIAL SECURITY NO.	PERIOD END	PERIOD END	PERIOD END
Employee ID	Employee Last Name	Employee First Name		77-4321	02/15/2014	02/15/2014	02/27/2014
REGULAR	40.00	15.00	1,200.00	-	-	-	6,068.00
OVERTIME	0.00	32.50hr	0.00	-	-	-	346.54
				RET 401K	24.00	10.00	804.60
				AL	88.31	346.54	378.90
				FEDERAL	163.27	804.60	88.75
				SOCIAL SEC	24.45	378.90	
				MEDICARE	17.40	88.75	
						897.68	
CURRENT AMOUNT	CURRENT DEDUCTIONS	NET PAY	YTD EARNINGS	YTD DEDUCTIONS	YTD NET PAY	CHECK NO.	
1,198.00	324.38	873.62	8,045.00	1,831.14	4,543.12	422	

FORM SSA-1042S – SOCIAL SECURITY BENEFIT STATEMENT

2015 • THIS FORM IS FOR USE IN FILING A UNITED STATES FEDERAL INCOME TAX RETURN. • DO NOT RETURN IT TO SOCIAL SECURITY. • READ THE INFORMATION ON THE REVERSE.

Box 1. Name		Box 2. Beneficiary's Social Security Number	
Box 3. Benefits Paid in 2015	Box 4. Benefits Repaid to SSA in 2015	Box 5. Net Benefits for 2015 (Box 3 minus Box 4)	
DESCRIPTION OF AMOUNT IN BOX 3		DESCRIPTION OF AMOUNT IN BOX 4	
<p>Box 6. Rate of Tax</p> <p>Box 7. Amount of Tax Withheld</p> <p>Box 8. Amount of Tax Refunded</p> <p>Box 9. Net Tax Withheld During 2015 (Box 7 minus Box 8)</p>		Box 10. Address	
		Box 11. Claim Number (Use this number if you need to contact SSA.)	

ARIZONA
Driver License

Number **D1234567**
Expires 01/01/2018
Date of Birth 01/01/1980
Issued 01/01/2000

Clark Kent
123 Imaginary Lane
Phoenix, AZ 12345

Class D Sex **M**
Eyes **BLU** Height **5-04**
Hair **BR** Weight **110**

Clark Kent





Becca Adams
Becca Homes Realty
Realtor®/Designated Broker
480-755-0400
800-532-1298 fax
becca@beccahomes.com

Request for Verification Of Rent

To: Campus Court Apartments From: Becca Adams
480-966-3368/480-557-6343 Date: February 25th, 2013

Name/Rental Property Address: 1234 Sesame Street, Tempe AZ 85282

Applicant Name: Joe Renter

Tenant has rented since 3/12/12 to Present Lease ends 3/31/13

Amount of rent \$ 575⁰⁰ per month

Has account history been satisfactory? Yes

Additional Comments _____

Signature: Ralanda S. Name/Title Manager

Phone number 480-966-3368 Date 2/26/13

Please specify if tenants have ever failed to pay rents due during the lease term, along with the other information requested and fax back to 800-532-1298 or email to becca@beccahomes.com when completed... Thanks! -Becca

- [Overview](#)
- [Credit Factors](#)
- [Credit Reports](#)
- [Recommendations](#)
- [Track Spending](#)
- [Credit Score Simulator](#)

Credit Reports

[Advertiser Disclosure](#)

Find basic information from your credit reports on this page, including an overview of your credit scores and credit accounts. You can use this page to compare the basics of your TransUnion and Equifax credit reports.

Credit Score

Calculated using the VantageScore 3.0 model, these scores range from 300 to 850 and measure your creditworthiness. They're calculated separately by TransUnion and Equifax, respectively, using the contents of each bureau's credit report.

Report Date: Mar 01, 2016 Report Date: Mar 01, 2016

Provided by  Provided by 

	663		664
300	Fair	300-850	Fair

[Why doesn't this information match?](#)

[Go to TransUnion credit](#) [Go to Equifax credit](#)

report

report

[See Details, Rates & Fees](#)

Personal Inform

Personal information, like names and addresses, are typically reported to the credit bureaus by your lenders. If you've filled out applications using

...different name variations or addresses, then those variations will likely appear on your credit reports as well. [Find out more](#) about personal information on your credit report.

i [Why doesn't this information match?](#)

Addresses Reported

REMAX

As of 03/01/16 you had no employment information reported in your credit report

Accounts

Some credit score models encourage a diverse mix of account

23

Accounts on your

TransUnion

24

Accounts on your

Equifax

types. [Find out more](#) about how account mix could affect your credit score.

i Why doesn't this information match?

credit report

credit report

Account Mix

Credit Cards	6	Credit Cards	7
Real Estate	15	Real Estate	15
Auto	2	Auto	2
Student	0	Student	0
Other Loans	0	Other Loans	0
Total Accounts	23	Total Accounts	24

[View accounts on your TransUnion credit report](#) [View accounts on your Equifax credit report](#)

Credit Inquiries

Applying for a new line of credit typically initiates a hard inquiry on your credit report. Find basic information about your recent inquiries here, and [read](#)

[more](#) about how they affect your credit score.

5

Credit inquiries on your **TransUnion** credit report

1

Credit inquiries on your **Equifax** credit report

Creditor Name

affect your credit score.

i Why doesn't this information match?

PUBLIC SVC EC	>	AN TOYSCION TEMPE	
ALLY FINAN I	>	#2	>
FIFTH THIRD	>		
POWER TOYOTA	>		
SYNCB	>		

View inquiries on your **TransUnion** credit report View inquiries on your **Equifax** credit report

Take advantage of the Credit Karma marketplace to find the best financial products to suit your needs.

[Best Credit Cards](#) [All Credit Cards](#) [Auto Loans](#) [Personal Loans](#)

Public Records

A public record is a mark on your credit resulting from a

0

Public collections on your

0

Public collections on your

government proceeding, including bankruptcies, civil judgments and more. These marks can negatively affect your credit health.

TransUnion
credit
report

Equifax
credit
report

Creditor Name



As of
03/01/16 you
had no public
records in
your credit
report.



As of
03/01/16 you
had no public
records in
your credit
report.

Collections

If you've fallen behind on payments and have outstanding debts, a lender could send your account to collections. Collections accounts may negatively affect your credit health.

0

Collections
on
your
TransUnion
credit
report

0

Collections
on
your
Equifax
credit
report

Creditor Name



As of



As of

03/01/16, you had no collections accounts in your credit report.

03/01/16, you had no collections accounts in your credit report.

Items to Review

We've highlighted important details from your credit report which may deserve your attention. Click on each item to find additional details, as well as some background information and next step suggestions.

i [Why doesn't this information match?](#)

6 Items to review on your **TransUnion** credit report

[Using Over 30% of Limit \(2\)](#) >
[Remarks on Accounts \(13\)](#) >
[Recently Closed \(1\)](#) >

[Show 2 More](#) ▼

5 Items to review on your **Equifax** credit report

[Using Over 30% of Limit \(2\)](#) >
[Remarks on Accounts \(12\)](#) >
[Recently Closed \(1\)](#) >

[Show 1 More](#) ▼

† We look at how your credit profile compares to other Credit Karma members who were approved for this product. Of course, there's no such thing as a sure thing, but knowing whether your Approval Odds are Very Good, Good, Fair or Poor may help you narrow down your choices.

‡ Average score refers to the arithmetic mean and typical low score to the 5th percentile of, in each case, available VantageScore 3.0 credit scores provided by TransUnion of Credit Karma members who were approved for this product from June 2014 through November 2014. Average and typical approved scores are provided as guidelines only and approval is not guaranteed. You can learn more about [credit card approval](#) through our in-depth article.

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