

Application Package Checklist

- AAR Application (sign page 3 line 116, this form also allows me to verify your rental history/VOR)
- RE Agency Disclosure (shows I'm a renter/buyer agent working for your best interests, not the landlord/owner)
- Copy of ID (you can take a photo & text to me at 480-560-4800)
- Proof of Income (full month worth of paystubs, a monthly bank statement or most recent tax return)
- Credit Report (suggest free credit report resource www.creditkarma.com for credit score & brief summary)
- Personal Letter (if needed, see sample at www.beccahomes.com/rent.html)

In order to qualify for a lease most property managers who list their homes on MLS will want to see an application, id, proof of income, credit score/details and rental history on all occupants over 18 yrs old.

To streamline the rental qualifying process I'll need you to gather up an application package in advance of seeing homes to make sure you can qualify for a lease with no problems. If you want to save money and time, include a copy of your credit report as well. You can run a free credit report online using creditkarma.com (a great way to show credit score & brief details without getting too deep). Most property managers want to see a score above a 600. If you have lower score or any negative credit that may show up, just write up a quick explanation letter and can be a simple email from you to me. Keep it simple and from the heart. Include a little about yourself, room/mates or family, pets, any credit bumps, time frames, etc.

With your permission, I'll can offer to send any property manager your complete "application package" for review upfront by the owner. Gives the property managers a chance to look at the strength of your application file as a whole against others they may have in hand without making you apply specifically with each company and pay out of pocket app fees. Some management companies may still want you to fill out their own in-house application and run your credit/background themselves -but- often if the work is already done for them they just use the application package we provide. A few companies may even waive their application fees rare, but happens!

With regard to move-in time frames, most property managers/landlords will only hold/start a lease 3-4 weeks out maximum.

Timing is everything and in often by the time I call to schedule showings the homes may already be unavailable. Having your application info gathered up front makes all the difference (saves you time and costly app fees) in a highly competitive Phoenix rental market.

My services to help you find a rental are totally free, I get paid by referral fee from the owner's agent who listed the home on the MLS. Hopefully you'll keep my info or pass along to others in need (rent/buy/sell) along the way...

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