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THIS PAGE FOR IS ONLY FOR OUTSIDE AGENTS TO COMPLETE
Otherwise you can leave this page blank, less your contact information

Application for Occupancy

Today's Date _____

Property Address _____

Proposed Move In Date _____ Lease Term _____

Leasing Agent/ Realtor _____ Brokerage _____

Office Address _____

Agent ID _____ Phone Number _____ Email _____

Primary Applicant's information: First & Last Name _____

Phone _____ **Email** _____

Terms of Agreement

By submitting this electronic application, you declare that all your statements in this application are true and complete. You authorize AZ Home Renters LLC, its owners, agents, representatives, and/or affiliates, ("AZHR") to verify this information through any and all legal means, including any consumer or criminal record, reporting agencies, personal and professional references, employers and other rental housing owners. If you fail to answer any question or give false information, AZHR may reject your application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy. You further authorize AZHR to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference, and/or other persons, and authorize the same to give records or information that they may have concerning your criminal history, motor vehicle history, earnings history, credit history, character, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature; and you irrevocably and unconditionally release all such persons, including any named or unnamed informant, from any liability resulting from the furnishing of this information. You also acknowledge that our privacy policy is available to you.



AZ HOME RENTERS LLC
Property Management

WWW.AZHOMERENTER.COM

602-391-7777

RENTAL APPLICATION

A **\$50.00** APPLICATION FEE IS DUE PER PERSON OVER 18 YEARS OF AGE. A NON-REFUNDABLE **\$295.00** HOLD DEPOSIT IS ALSO DUE TO SECURE YOUR FIRST POSITION IN THE APPLICATION PROCESS, ONCE YOU ARE APPROVED THE HOLD DEPOSIT WILL BE APPLIED TO THE FUNDS DUE FROM YOU AT MOVE IN. PLEASE RETURN WITH YOUR PHOTO ID'S. ALL IN PDFs please!

ALL FUNDS MUST BE MADE PAYABLE TO: **AZ HOME RENTERS LLC**

Property Applying For _____ Requested Move in Date _____

1 Full Name _____ 2 Full Name _____

Phone Number _____ Phone Number _____

Email _____ Email _____

Soc Sec # _____ Birth Date _____ Soc Sec # _____ Birth Date _____

Driver's License # _____ State _____ Driver's License# _____ State _____

Current Address _____ Current Address _____

City _____ State _____ Zip _____ City _____ State _____ Zip _____

App 1 Dates _____ to _____ Reason for leaving _____ Rent \$ _____

Landlord or Mortgage Company _____ Phone _____

App 2 Dates from _____ to _____ Reason for leaving _____ Rent \$ _____

Landlord or Mortgage company _____ Phone _____

Please list any other additional occupants:

Name	Relation	Date of birth
_____	_____	_____
_____	_____	_____
_____	_____	_____

Employment History (if you are self-employed please provide a profit and loss statement & two years prior tax returns)

App 1 Employer: _____ Address: _____ Monthly Income \$ _____

Position _____ Supervisor name _____ Phone _____ Dates at job _____ to _____

Former employer: _____ Address _____ Monthly Income \$ _____

Position _____ Supervisor name _____ Phone _____ Dates at job _____ to _____

Reason for leaving _____

Additional Income \$ _____ It's Source _____

2nd App Employer _____ Address _____ Monthly income \$ _____

Position _____ Supervisor Name: _____ Phone _____ dates at job _____ to _____

Former employer: _____ Address _____ Monthly income \$ _____

Position _____ Supervisor name _____ Phone _____ dates at job _____ to _____

Reason for leaving _____

Additional Income \$ _____ It's source _____

Personal information

Have you or anyone in your household ever broken a rental agreement? Yes _____ No _____

Have you ever been evicted from a rental dwelling? Yes _____ No _____

Have you been in collections for a landlord or utility company balance? Yes _____ No _____

Have you or a member of your household ever filed a petition for bankruptcy? Yes _____ No _____

Have you or any member of your household had a restraining order? Yes _____ No _____

Do you or anyone in your household use or manufacture drugs? Yes _____ No _____

Do you or any household members engage in the sale/distribution of drugs? Yes _____ No _____

Do you or any members of your household have any outstanding warrants? Yes _____ No _____

Does anyone in your home smoke or use tobacco products? Yes _____ No _____

Have you or anyone in your household been convicted of any felony or misdemeanor relating to arson, intimidation, sex crimes, drug related offenses, theft, dishonesty, prostitution, or related violations or any crime related to harm caused to a person or property? Yes _____ No _____

If yes to any of the above you must provide an explanation. (Use back of application if more space is needed)

Pets

No pets are allowed that are not listed on this application, nor are any pets allowed at all without prior written approval.

Will a pet or assistive animal of any type live at your residence? Yes _____ No _____ If yes please describe:

Type: _____ Age _____ Breed _____ Weight _____ Spayed/Neutered? _____

Type: _____ Age _____ Breed _____ Weight _____ Spayed/Neutered? _____

Type _____ Age _____ Breed _____ Weight _____ Spayed/Neutered? _____

Has any of the above-mentioned animals ever bitten or attacked anyone? Yes _____ No _____

Do you have a fish tank? Yes _____ No _____ Who is your renter's insurance company? _____

If yes, please describe: Policy# _____ Phone/Email _____

Vehicles:	Make/ Model	Year	Color	License plate	State
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_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Description of any boat, trailer, truck, RV etc. you would like to keep on the property. Prior written permission separate from the application must be obtained from management for such vehicles. _____

Personal references *(Persons who can provide a character reference)*

Name _____ Phone _____ Email _____ Relationship _____

Name _____ Phone _____ Email _____ Relationship _____

Name _____ Phone _____ Email _____ Relationship _____

Name _____ Phone _____ Email _____ Relationship _____

IN CASE OF EMERGENCY, PLEASE NOTIFY

Name _____ Phone _____ Email _____ Relationship _____

Name _____ Phone _____ Email _____ Relationship _____

Terms of Agreement

By submitting this electronic application, you declare that all your statements in this application are true and complete. You authorize AZ Home Renters LLC, its owners, agents, representatives, and/or affiliates, ("AZHR") to verify this information through any and all legal means, including any consumer or criminal record, reporting agencies, personal and professional references, employers and other rental housing owners. If you fail to answer any question or give false information, AZHR may reject your application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy. You further authorize AZHR to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference, and/or other persons, and authorize the same to give records or information that they may have concerning your criminal history, motor vehicle history, earnings history, credit history, character, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature; and you irrevocably and unconditionally release all such persons, including any named or unnamed informant, from any liability resulting from the furnishing of this information. You also acknowledge that our privacy policy is available to you.

Hold Deposit Agreement

Applicant understands that once this Agreement is submitted by Applicant and such application is approved, and if a security deposit is received by AZHR, the premises will be removed from the rental market and reserved for Applicant, and other potential applicants will be turned away. Note that a binding Lease Agreement will be subject to AZHR's acceptance of Applicant's application, and subject to AZHR and Applicant entering into a separate Rental/Lease Agreement.

Applicant's Failure to Enter into Lease Agreement. If Applicant, after approval, chooses to revoke the application, AZHR will retain the application fees and holding fees.

Qualification Criteria: the following is an overview of the qualification criteria for AZ HOME RENTERS LLC' rental terms and conditions.

Who must apply? – All intended occupants must be included on the application. Applicants who are 18 years of age or older must complete an application and meet our screening criteria. In the event an Applicant who is 18 years of age or older is considered an adult dependent, such Applicant must have his or her legal guardian complete and submit the application on his or her behalf. Persons considered to be an adult under applicable law may apply if under 18 years of age. Persons must have the ability to execute a contract under applicable law.

These terms and AZHR's qualification criteria apply to Applicants, only. Guarantors and co-signers are not accepted in the application and leasing processes.

Occupancy Guidelines – The home may be occupied with the below general occupancy standards applied based on two (2) persons per bedroom, plus one. Some areas will have local laws which apply to occupancy limits. In this case, AZHR shall defer to such local laws to follow occupancy guidelines.

Number of Bedrooms/ Number of Occupants: One Bedroom Three Persons, Two Bedrooms Five Persons, Three Bedrooms Seven Persons, Four Bedrooms Nine Persons, Five Bedrooms Eleven Persons.

Application Consideration – All applications will be reviewed and a consumer credit report, public record search and/or an investigative consumer report, that discloses the Applicant's character, general reputation, personal characteristics and mode of living, will be obtained and a copy of such report provided to the Applicant if requested. Credit status, background history, landlord reference and income verification and visual inspection of the inside of the home are some of the factors considered in the approval of an application.

Application Information – We require the following documentation and/or activities as part of the application process: (1) Completed online Applicant screening application; (2) \$50 application fee per Applicant; (3) \$295 holding fee; (4) two (2) years of verifiable rental history; (5) income verification; and (6) one (1) form of government issued identification (i.e. Driver License, State Issued ID Card, Social Security Card, Resident Alien Card, Official Passport Book, all in PDF format).

You will be charged a \$295 holding fee in addition to the application fee. If you are approved, the \$295 will be applied to your monies due prior to move in. If you are approved and do not move in, you will forfeit the \$295. If you are denied, you will be refunded the \$295. If you are approved and decide to transfer your application to another home, you will forfeit the \$295. The first applicant(s) has 24 hours to submit the aforementioned documents. If all required documents are not submitted within 24 hours, the application may be canceled by AZHR. Once these items have been collected, AZHR shall proceed with the application process. Each Applicant to complete such requirements thereafter will be processed in the order in which he/she submits the aforementioned documents. AZHR may request additional documents and/or information on a case by case basis.

Credit Report – A credit report will be automatically processed for all Applicants. Details including, but not limited to, verified credit and rental history will be entered into a scoring model to determine eligibility and security deposit requirements. Lack of credit history may result in an increased security deposit.

Rental History – AZHR takes into consideration the Applicant's positive rental history (as defined below) for the prior two (2) years in approving or deny their application. Late payments, NSF's, collections, and write offs may negatively impact Applicant's eligibility. Written verification from the Applicant's current landlord and/or previous landlord may be required. Positive rental history of less than two (2) years may be conditionally approved with a security deposit equal to 1.5 months' worth of rent. Positive Rental History - means that an Applicant has a history of consistently paying his/her rent on time and has no documented reports of damage or destruction to prior residences. Positive rental history includes, but is not limited to:

A. Maintaining a credit report with no major blemishes; B. Consistently paying one's bills on time; C. No large outstanding debts or other issues that would cause one's credit score to plummet; D. No evictions; E. No criminal record; and F. No documented reports of damage or destruction to prior residences.

Negative Rental History - Applicants with negative rental history may not be accepted. Negative rental history is considered but not limited to:

A. More than two (2) late bills and/or rental payments in a 12-month period; B. More than one (1) occurrence of non-sufficient funds in a 12-month period; C. More than one (1) service of a Notice to Pay Rent (or similar notice pursuant to the home's location) in a 12-month period; D. Unauthorized occupants or pet; E. Documented complaints for lease violations or damage to the premise; F. Housekeeping issues, pest infestations or bed bugs; G. Outstanding charges/damages owed to a landlord; and/or H. Unlawful detainer or eviction within the last 3 years. If the eviction occurred within the last 3-5 years, the Applicant may be considered with an increased security deposit.

Bankruptcy – AZHR will take into consideration whether an Applicant has had a past bankruptcy or currently has an open bankruptcy in determining its approval or rejection of their application.

Income – The household income of all Applicant(s) must have a minimum combined gross income of three (3) times the monthly rent. Income must be lawful, and the sources of income must be verified to the satisfaction of AZHR.

EXAMPLE*

Monthly Rent = \$1,200.00

Combined Monthly Gross Household Income = \$3,600.00

Acceptable Documents for Income Verification: the following categories are organized based on the applicable documents Applicants must submit in order to complete the application process.

Employment – Such Applicant(s) must provide pay stubs that are current and consecutive for the prior thirty (30) days. If an Applicant's new employment is to begin shortly, he/she must provide a "letter of intent" to hire, signed and dated from the employer.

Military – Such Applicant(s) must provide AZHR with their most recent Leave and Earnings Statement.

Self-Employment – Such Applicant(s) must provide the previous year's income tax return and the previous two month's bank statements, or twelve months of financial statements to be reviewed at AZHR's discretion. Seasonal employment must be verified by providing the prior year's tax return.

Unemployment, Social Security, Retirement – Such Applicant(s) must provide the most recent statement from the source of the income. As an alternative, Applicant(s) must also provide the previous year’s income tax return and the previous two month’s bank statements, or twelve months of financial statements.

Child Support, Alimony – Such Applicant(s) must provide the most recent award letter. The award letter must indicate the dates and frequency of payment.

Student Financial Aid – Such Applicant(s) who received financial aid as a student must provide the Financial Aid Award Letter, I-20 or Loan Documents.

Undocumented Income – Applicant must provide documentation of the source of income. AZHR may deny any application that in its view does not adequately substantiate the source of income. AZHR also may require further income source verification; however, it still may deny any application that that in its view has not adequately substantiated the source of income.

Criminal History – AZHR may consider whether an Applicant has been convicted of fraud, theft, possession and/or distribution of controlled substances, assault, battery and/or other violent crime, misdemeanor, and/or for other convictions of illegal activity in determining its approval or rejection of such Applicant’s application.

Additional Information and Requirements:

Pets and Animals - Pets are only allowed unless your landlord, city, county or community ordinance has breed restrictions. The following dog breeds and types, whether full or mixed, may be or are prohibited: American Pit Bull Terrier, American Staffordshire Terrier, Bull Mastiff, Chow, Doberman, Pit Bull, Presa Canario, Rottweiler, Wolf, Wolf hybrids, any combination mix of the foregoing breeds, and any other breed or type that Landlord deems to have similar characteristics.

No more than two (3) animals are allowed per home. The animal fee required will be based on the number of animals.

Aquariums will be allowed with a 20-gallon maximum only with proof of insurance for the entire term of the lease. A pet fee of \$300 for the first pet and \$250 for the second and third pets, a \$35 per month per pet in pet rent may be assessed.

Service animals assisting residents and guests with disabilities are always permitted.

Renter’s Insurance Requirement – Applicants are required to carry a minimum of \$100,000 Property Loss and Personal Liability Insurance coverage. In addition, we require that you identify AZ HOME RENTERS LLC as “Additionally Insured” (or similar language as may be available) on the renter’s liability insurance policy.

Move-in Fund/Requirements – The amount of the funds due at move-in must be paid by cashier’s check or money order. Two separate cashier’s checks or money orders are required for the rent and any deposits due. A copy of government issued photo identification must be provided at move-in to verify identity. Upon approval of the Application and satisfaction of all conditions herein, Applicants will complete a move-in orientation of the home advance of the move-in date, with an AZ Home Renters’ representative, to review the condition upon move-in. The AZHR representative will also show the Applicant(s) how to properly operate and maintain the home.

Application Does Not Create a Lease - This application, even if accepted, shall under no circumstances be considered a lease agreement, or an offer to lease, between Applicant and AZ HOME RENTERS. No lease shall exist between Applicant and AZHR unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent and satisfies all conditions and requirements herein and pursuant to such Lease.

Commitment to Equal Housing – AZ HOME RENTERS LLC complies with all applicable state and federal fair housing laws, including, without limitation, the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended), for the achievement of equal housing opportunities for all rental applicants and tenants throughout each of the states in which we operate. We encourage, foster and support an affirmative advertising, marketing and rental program in which there are no barriers to obtaining or enjoying housing because of race, color, religion, sex, handicap (disability), familial status, national origin or any other class of persons recognized under any applicable federal, state or local laws, rules or regulations. In addition, it is our policy to make reasonable accommodations for persons with disabilities in accordance with applicable fair housing laws.

Notification of Approval or Rejection of Application – AZHR will notify Applicant of its approval or rejection of the application and provide a reason for such approval or rejection.

Conditional Approvals – Applicants approved with conditions will be required to pay an additional security deposit as determined by management and allowed by law.

Falsification of Application - Any falsification in Applicant’s paperwork will result in the automatic denial of Application. In the event that an Applicant falsifies his/her paperwork, AZHR has the right to retain all application deposits and fees paid to apply towards liquidated damages. Falsification of application is also grounds to terminate the Lease regardless of when the falsification is discovered.

Approved Applicants – Approved Applicants are required to execute a Lease Agreement and submit the full security deposit within 48 hours after approval of the Lease¹. The Lease start date must be within 21 days after approval.

¹ This requirement is applicable to all Approved Applicants, even if they have not seen the inside of the home

ELECTRONIC COMMUNICATION AGREEMENT

ELECTRONIC SIGNATURE: By electronically signing this Agreement, you agree that your Electronic Signature (“Electronic Signature”) is the legally binding equivalent to your handwritten signature. Whenever and wherever you execute your Electronic Signature, it has the same validity and meaning as your handwritten signature. You will not, at any time in the future, repudiate the meaning of your Electronic Signature or claim that your Electronic Signature is not legally binding. You further agree that no certification authority or third-party verification is necessary to validate your Electronic Signature and that the lack of such certification or third party verification will not in any way affect the enforceability of your Electronic Signature or any resulting contracting between you and AZHR.

You understand that you have the option of receiving statements, records, disclosures, newsletters, and other communications (collectively “records”) from AZHR on paper or otherwise in non-electronic format. However, you prefer to receive all records electronically, to use your Electronic Signature where feasible and to generally conduct paperless business with AZHR.

You understand that you have the right to withdraw consent to receive records electronically and you may receive records in paper format. You understand that AZHR may choose to send you records in paper format regardless of this Agreement. If you withdraw consent or request a paper copy of an electronic record, you understand that AZHR may elect to charge you fees. You understand that your consent may be withdrawn through electronic means by sending an Electronic mail message (“email”) with your name and mailing address to Office.AZHR@Gmail.com or by calling 602-391-7777. You may also use these means to obtain a paper copy of an electronic record. You understand that it shall be your responsibility to continuously update AZHR with your contact information, but particularly if you switch from electronic to paper statements.

All records transmitted electronically are deemed to be valid and authentic and you agree that they will be given the same legal effect as written and signed paper records.

You understand that by consenting to receive electronic records, you are consenting to do so relating to all records sent by AZHR now or in the future, unless you cancel this authorization via the means described above. This consent is broad and applies to all categories of transactions you will conduct with AZHR.

You understand that from time to time there may be additional hardware or software requirements necessary to receive electronic records from AZHR and that you will be responsible for informing AZHR if you are unable to access your records electronically.

You agree that AZHR has no liability to you whatsoever for any loss, claim, or damages arising or in any way related to your responses to any electronic records, upon which AZHR has in good faith relied. At all times, you maintain the sole obligation to ensure that you are capable of receiving electronic communications and access to them on a regular and diligent basis. I have read the foregoing and affirmatively consent to receiving electronic records from AZHR. I understand that if I change my email address or any other contact information, it is my responsibility to update AZHR. I confirm that I have the ability to access all such records in an electronic format and have chosen to do so on behalf of all joint owners on this account, if any.

Updated: March 24, 2019

Signature _____ Date _____ Signature _____ Date _____