



RENTAL APPLICATION

Application Standards

All applicants pass through a screening process:

- Income Level**.....You should have Gross Income of at least 3 (three) times the monthly rent amount. Married couples and related residents over 18 (immediate family) may combine income. We must be able to verify employment history. If you are self-employed we need tax returns for the past 2 years.
- Credit History**.....To determine satisfactory credit, we run a report through a credit report agency.
- Rental History**.....We will verify your past and current rental history
- Pets**.....Policies on pets vary according to the home/owner (check the rent list or call).
- Smoking**.....We do not allow smoking inside any of our homes.
- Identification**We require you to show a valid drivers license prior to completing the application and require a copy of your license and social security card upon approval, prior to signing the lease.

How to submit your application

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1. **Complete the Application** - Please fill in all information. Place an N/A in fields that do not apply. Missing information will delay and possible void your application.
 2. **Submit Paycheck stubs**- This will help speed up your application process
 3. **Pay Application Fee** - This is a non-refundable fee. \$35 per applicant fee.
Fee can be paid by credit card on www.rentalsearchaz.com or in cash.
 4. **Submit the Application** – ***Fax*** the application if you previously paid the application fee online. ***Deliver*** your completed application and the application fee to our office located at 225 E. Germann Rd. Ste# 270 Gilbert, AZ 85297. ***We cannot begin processing until the application fee has been received.***
 5. **Wait for our Call** - Depending on the timely response of references your application should be processed within **1-2 days**.

******Once approved, the \$500 Holding/Earnest deposit and \$100 Admin fee will be due in order to take the home off the market and hold it for you until the Move-In date.******

Fair Housing Policy

It is unlawful and a violation of company policy to discriminate against any person based on race, color, religion, sex, national origin, handicap, or familial status, or to refuse to show, rent, negotiate, or otherwise make unavailable any rental unit.

Acknowledgment

Applicant acknowledges that the previous information is understood, and has been informed:

1. *The Application Fee is non-refundable*
2. *A free copy of the Landlord/Tenant law is available at the AZ Secretary of State's office at 1700 W. Washington, (602) 542-4285.*

Signed: _____

PLEASE COMPLETE THIS APPLICATION AND SUBMIT TO OUR OFFICE.

ADDRESS OF RENTAL _____
 Today's Date _____ Desired Move-in Date _____
 Applicant Full Name _____ SS# _____ Birthdate _____
 Married Divorced (If yes, how long?) _____ Legally Separated Single
 Spouse Full Name _____ SS# _____ Birthdate _____
How did You Hear About Us? Website _____ Sign Agent Other _____
Form of Payment (\$35 per applicant) Cash Money Order Credit Card

List all other residents	Relationship	Age	Other Residents	Relationship	Age

Present Address _____ City _____ State _____ Zip _____
 Telephone(_____) _____ E-mail Address(es) _____
 Mobile Phone (_____) _____ Pager (_____) _____
 Rent or Mortgage Payment _____ How Long at this Address? _____
 Landlord or Mortgage Co. _____ Telephone (_____) _____
 Reason for Leaving _____

Previous Address _____ City _____ State _____ Zip _____
 Rent or Mortgage Payment _____ How Long at this Address? _____
 Landlord or Mortgage Co. _____ Telephone (_____) _____
 Reason for Leaving _____

Applicant Employer _____ How Long? _____ Gross Income _____ per _____
 Address _____ Telephone (_____) _____
 Position _____ (Provide Pay-stubs) Supervisor _____
 Previous Employer _____ How Long? _____ Telephone (_____) _____

Spouse Employer _____ How Long? _____ Gross Income _____ per _____
 Address _____ Telephone (_____) _____
 Position _____ (Provide Pay-stubs) Supervisor _____
 Previous Employer _____ How Long? _____ Telephone (_____) _____

Other Sources of Income _____

Number of Vehicles (including motorcycles, trailers, RV's, boats) _____

Make & Model _____ Year _____ License _____ State _____

Make & Model _____ Year _____ License _____ State _____

Applicant 1: Drivers License No. _____ **Applicant 2:** Drivers License No. _____

Do You Have Pets? Yes No If yes, list breeds and weights _____

Has any Applicant ever been sued for eviction from a rental property? Yes No **Declared Bankruptcy?** Yes No

Do you use illegal drugs? Yes No **Do you engage in the distribution or sale of illegal drugs?** Yes No

Have you ever been convicted of a felony? Yes No If yes, describe _____

Do you have any outstanding warrants for arrest? Yes No

Nearest Relative (not living with you) _____ Telephone(_____) _____

Address _____ City _____ State _____ Zip _____

Character Reference _____ Relationship _____ Telephone(_____) _____

Address _____ City _____ State _____ Zip _____

Character Reference _____ Relationship _____ Telephone(_____) _____

Address _____ City _____ State _____ Zip _____

Homes are "as is" unless specified in the lease. If you are looking for improvements please list them here. Keep in mind that listing items may put your application behinds others that are not request such items.

Would you expect a credit report to disclose past or current credit difficulties? _____ If yes, please explain:

Name of Realtor that showed you property _____ **Company** _____ **Phone** _____

AUTHORIZATION

This application must be signed by the applicant before consideration by the Agent. Acceptance of application by the Agent and any monies herewith, is not binding until approved by the Home Owner. Upon final acceptance of the application, all deposited monies, except the non-refundable Application Fee, will be applied to the deposit required in the lease. The landlord reserves the right to require that the entire amount of the security deposit be paid by the applicant within 24 hours of acceptance to hold the home. Applicant agrees to sign a lease agreement in the standard form required by Agent. Should applicant withdraw after acceptance or fail to take occupancy on the agreed date for any reason, the entire security deposit will be retained by the landlord as damages for taking the home off the rental market. The prevailing party in any legal action will be entitled to attorney fees and court fees and other expenses.

If the application is declined, all monies will be refunded with the exception of the Application Fee. Under no condition will the Application Fee be refunded.

The information on this application is true and correct. I hereby authorize any/all agents of RE/MAX Mosaic Properties to investigate the information supplied by me and to conduct inquiries of my income, credit, rental history and character for the purpose of verifying and qualifying for residency. A full disclosure of pertinent facts may be made to the Agent and Home Owner. **FALSIFYING INFORMATION ON THIS APPLICATION IS GROUNDS FOR DENIAL AND FORFEITURE OF ALL DEPOSITS.**

Signed: _____ Date: _____

Signed: _____ Date: _____

RENT DOES NOT INCLUDE RENTAL TAX PHX(2.0%) CHNDLR(1.5%) TEMPE(1.8%) GILBERT(1.5%) MESA(1.75%) MARICOPA(2%) QUEEN CREEK(2.25%) *OTHER CITIES MAY ALSO QUALIFY FOR SALES TAX