

Rental Criteria

Arizona Gold Realty

5225 S McClintock Dr. Suite G
Tempe, AZ 85283
480-755-0885 direct
480-755-0881 fax

We are an equal opportunity housing provider. We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws. All applications will be reviewed in the following areas.

There is a non-refundable application fee of \$35 per occupant 18 years and older . This fee is payable by money order or cash and must accompany the application in order to process.

Rental History:

- * Twelve (12) months of verifiable rental history or home ownership.
- * NO evictions
- * NO outstanding money owed to a landlord or Property Management company.
- * Proper notice given to current or previous landlords.
- * We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history.

Employment History:

- * Twelve (12) months of current employment or twelve (12) months in a similar job.
- * Self-employed persons will need to show proof of income (tax returns, etc.)
- * Other stable income may be acceptable if NO employment.

Income Requirements:

- * Gross income (including co-applicant) shall be A MINIMUM of three (3) times the rent amount.
- * Income may include sources other than employment.
- * Ability to pay all deposits and rent in full, prior to move-in.

Credit Requirements:

- * One (1) year of established credit history.
- * All Credit Accounts must be current.
- * No undischarged bankruptcies.
- * One (1) year of established credit after bankruptcy.

Criminal Records:

- * Criminal convictions may result in the denial of your application.

Occupancy Limit:

- * The number of occupants per unit is limited to no more than 2 people per bedroom plus one, unless local fire safety codes are more prohibitive.

I.D. Required:

- * Each applicant over 18 years of age will be required to produce a photo I.D. (a driver's license or other government issued photo identification card).

Pets:

- *Pets to be approved by rental owners. No owner will approve pitbulls, rottweilers, American bulldogs, or dobermans.

FAILURE TO MEET ANY OF THE ABOVE CRITERIA MAY
RESULT IN THE DENIAL OF THE APPLICANT TO RENT.



Arizona Gold Realty APPLICATION FOR RESIDENCY

Individual applications are required from each adult occupant except spouse.
Please print legibly (All sections must be completed)

FIRST NAME _____ LAST NAME _____ MI _____
SS NUMBER _____ DATE OF BIRTH _____
DRIVERS LICENSE NO. _____ STATE _____ EXPIRES _____
HOME PHONE NUMBER _____ WORK PHONE NUMBER _____
CELL PHONE NUMBER _____ EMAIL _____

SPOUSE FIRST NAME _____ SPOUSE LAST NAME _____ MI _____
SS NUMBER _____ DATE OF BIRTH _____
DRIVERS LICENSE NO. _____ STATE _____ EXPIRES _____
HOME PHONE NUMBER _____ WORK PHONE NUMBER _____
CELL PHONE NUMBER _____ EMAIL _____

PRESENT ADDRESS _____ APT. # _____
CITY _____ STATE _____ ZIP CODE _____
MANAGER'S NAME _____ MANAGER'S PHONE _____
DATE IN _____ DATE OUT _____ WHY MOVING _____
RENT AMOUNT _____

NEXT PREVIOUS ADDRESS _____ APT. # _____
CITY _____ STATE _____ ZIP CODE _____
MANAGER'S NAME _____ MANAGER'S PHONE _____
DATE IN _____ DATE OUT _____ WHY MOVING _____
RENT AMOUNT _____

PETS? [] NO [] YES, DESCRIBE _____
WILL YOU HAVE LIQUID FILLED FURNITURE [] NO [] YES, DESCRIBE _____

EMPLOYED BY _____
ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____
NAME OF SUPERVISOR OR CPA IF SELF EMPLOYED _____
POSITION _____ DEPARTMENT _____
DATE HIRED _____ SALARY _____ [] WEEKLY [] MONTHLY [] YEAR
EMPLOYER'S PHONE NUMBER _____ FAX NUMBER _____

SPOUSE EMPLOYED BY _____
ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____
NAME OF SUPERVISOR OR CPA IF SELF EMPLOYED _____
POSITION _____ DEPARTMENT _____
DATE HIRED _____ SALARY _____ [] WEEKLY [] MONTHLY [] YEAR
EMPLOYER'S PHONE NUMBER _____ FAX NUMBER _____

OTHER SOURCE OF INCOME _____
AMOUNT _____ PER [] WEEK [] MONTH [] YEAR
PERSON TO CONTACT FOR VERIFICATION _____ PHONE NUMBER _____

CURRENT TOTAL INCOME _____ PER [] WEEK [] MONTH [] YEAR

NAME OF YOUR BANK _____
BANK ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____



*Please list all of your financial obligations below
Including MC/VISA, auto loan, personal loans from banks, relatives, etc.*

Proposed occupant's – List all in addition to yourself

NAME	AGE

Closest family member not residing with you

NAME	ADDRESS	HOME PHONE	WORK PHONE	RELATIONSHIP

Personal references

NAME	ADDRESS	HOME PHONE	WORK PHONE	YEARS KNOWN

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR CRIMINAL OFFENSE [] NO [] YES,
LIST DATE _____
PLEASE GIVE DETAILS _____

AUTOMOBILE MAKE _____ MODEL _____ YEAR _____ LICENSE NUMBER _____
 AUTOMOBILE MAKE _____ MODEL _____ YEAR _____ LICENSE NUMBER _____
 AUTOMOBILE MAKE _____ MODEL _____ YEAR _____ LICENSE NUMBER _____
 MOTORCYCLES, BOATS, OR OTHER VEHICLES _____

HAVE YOU EVER BEEN REMOVED FROM A RENTAL BY THE LANDLORD FILING A FORCIBLE
DETAINER OR ANY OTHER ACTION [] NO [] YES
IF YES, PLEASE GIVE DETAILS _____



Applicant understands that Arizona Gold Realty is the agent of the Landlord/Owner exclusively. Further applicant understands that occupancy is limited to only those names on this application. Applicant acknowledges that all information listed on the application is accurate. Applicant authorizes verification of all information including credit check, employment history and rental history reports by Arizona Gold Realty and/or it's agents. Any false information listed shall constitute grounds for rejection of this application, termination of rental agreement and right of occupancy and forfeiture of all deposits. Applicants understand the processing fee of **\$35 per adult is NOT refundable and payable by cash or secured funds only.** **If applicant is approved, applicant agrees to deposit with Arizona Gold Realty \$300 as an earnest and good faith deposit within 24 hours to take the rental unit off the market until applicant takes possession of rental unit. If applicant enters into a rental agreement with Arizona Gold Realty, the earnest deposit will be credited to the required security deposits. If applicant fails to enter into the rental agreement or fails to take occupancy on the date specified, earnest and good faith deposit will NOT be refunded.**

Address of unit being applied for: _____ City: _____

Date of Occupancy _____

Total Monthly Rent \$ _____ Total Security Deposit \$ _____

Date of Application _____ Time of Application _____

Signature of Applicant _____

Signature of Spouse _____

Applicant's occupancy is contingent upon approval of this application.

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ACCEPTED _____

DENIED _____