

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. Applicant(s) understands that Arizona Gold Realty exclusively represents the owner/landlord.

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.
- * Applicant(s) must possess a FICO Credit Score of **620** or higher.
 - May allow a waiver of one or more of the above credit criterias with increased security deposit, tenant volunteered prepaid(advanced) rent, and/or a sufficient co-signor.
- * 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 valid 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.

****Before final approval of application, photo of dog must be provided****

**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.
Please print legibly (All sections must be completed)

Address of Rental Applying For **Desired Date of Occupancy**

APPLICANT PERSONAL INFORMATION

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

PLEASE PROVIDE A VALID, ENLARGED COPY OF YOUR CURRENT DRIVER'S LICENSE OR GOVERNMENT ISSUED PHOTO ID

RESIDENCE HISTORY (minimum 1 year required)

CURRENT ADDRESS _____ APT. # _____
CITY _____ STATE _____ ZIP CODE _____
LANDLORD _____ LANDLORD'S PHONE _____
RENT/MORTGAGE AMT \$ _____ DATE IN _____ DATE OUT _____

NEXT PREVIOUS ADDRESS _____ APT. # _____
CITY _____ STATE _____ ZIP CODE _____
LANDLORD _____ LANDLORD'S PHONE _____
RENT/MORTGAGE AMT \$ _____ DATE IN _____ DATE OUT _____

EMPLOYMENT REFERENCES (minimum 1 year required)

CURRENT EMPLOYER _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
POSITION _____ HIRE DATE _____
APPROXIMATE MONTHLY GROSS INCOME \$ _____
SUPERVISOR _____ EMPLOYERS PHONE _____

OTHER SOURCE OF INCOME _____ MONTHLY AMT \$ _____
PERSON TO CONTACT FOR VERIFICATION _____ PHONE NUMBER _____

APPROXIMATE TOTAL CURRENT MONTHLY INCOME \$ _____

PLEASE PROVIDE YOUR 2 MOST RECENT PAY STUBS

CREDIT & BACKGROUND HISTORY

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

- Have you ever been evicted? [] YES [] NO
- Has a notice of eviction ever been filed against you? [] YES [] NO
- Have you ever declared bankruptcy? [] YES [] NO
 - If so, when? _____ Discharge Date _____
- Have you had two or more late rental payments in the past year? [] YES [] NO
- Have you ever willingly or intentionally refused to pay rent when due? [] YES [] NO
- Do you currently owe any monies to an apartment community or landlord? [] YES [] NO
- Do you use illegal drugs? [] YES [] NO
- Have you ever engaged in the distribution or sale of illegal drugs? [] YES [] NO
- Have you ever been convicted, arrested, or charged with any crime? [] YES [] NO
- Do you have any outstanding warrants or anticipate any warrants for arrest? [] YES [] NO
- Please give detailed explanation(s), date(s), and names for any question answered "YES" above

DEPENDENTS/ ADDITIONAL OCCUPANTS

NUMBER OF PEOPLE WHO WILL OCCUPY RESIDENCE _____

LIST OCCUPANTS ANY OCCUPANTS – CRIMINAL BACKGROUND CHECK RUN FOR EACH OCCUPANT 18 & OVER

NAME _____ RELATIONSHIP _____ D.O.B _____

NAME _____ RELATIONSHIP _____ D.O.B _____

NAME _____ RELATIONSHIP _____ D.O.B _____

NAME _____ RELATIONSHIP _____ D.O.B _____

[] ADDITIONAL OCCUPANTS, SEE ATTACHED

PERSONAL REFERENCES

NAME _____ PHONE _____ RELATIONSHIP _____

ADDRESS _____

NAME _____ PHONE _____ RELATIONSHIP _____

ADDRESS _____

PETS [] YES [] NO

DESCRIPTION OF PETS ****RECENT PHOTO REQUIRED****

PET _____ BREED _____ AGE _____ GENDER _____ WEIGHT _____

PET _____ BREED _____ AGE _____ GENDER _____ WEIGHT _____

PET _____ BREED _____ AGE _____ GENDER _____ WEIGHT _____

WILL YOU HAVE AN ASSISTIVE /SERVICE ANIMAL? [] YES [] NO

(ACCOMMODATION REQUEST REQUIRED WITH APPLICATION)

VEHICLE INFORMATION

MAKE _____ MODEL _____ COLOR _____ PLATE# _____

MAKE _____ MODEL _____ COLOR _____ PLATE# _____

DESCRIPTION OF ANY OTHER VEHICLES, (BOAT, TRAILER, TRUCK, RECREATIONAL VEHICLE, ETC.) YOU WOULD LIKE TO KEEP ON PROPERTY _____

• _____ (PRIOR WRITTEN PERMISSION SEPARATE FROM THIS APPLICATION MUST BE OBTAINED FROM MANAGEMENT)

Applicant understands that Arizona Gold Realty is the agent of the Landlord/Owner exclusively. Furthermore, 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 its 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 NON refundable and payable by cash or secured funds only. If applicant is approved, applicant agrees to deposit with Arizona Gold Realty the required earnest and good faith deposit as advertised to take the rental unit off the market. The rental unit will continue to be marketed and applications will continue to be processed until earnest deposit is paid. Once the earnest deposit is paid, the rental unit will be taken off the market for the approved applicant(s) to take possession. Possession needs to take place within three(3) weeks of approved application. 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. Applicant(s) understand that they may be competing with other applications for the same property.

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

BY SIGNING BELOW, I ACKNOWLEDGE AND ACCEPT THE QUALIFYING CRITERIA AND POLICIES OF THE OWNER/BROKER/PROPERTY MANAGER BY WHICH MY APPLICATION WILL BE APPROVED. THIS APPLICATION MUST BE SIGNED BY APPLICANT.

NAME OF AGENT (MUST ACCOMPANY APPLICANT TO PROPERTY) _____

APPLICANT SIGNATURE

DATE