

Tierra Del Sol Apartments

RENTAL APPLICATION

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA

A rental application must be processed on all prospective residents 18 years of age or older. Roommates will be evaluated on an individual basis. Legally married couples will be evaluated on an individual basis.

1. INCOME

As roommates, each must have gross income equal to one and one-half (1.5) times the amount of the rent. As a married couple or a single occupant with no roommate, the gross income must be equal to three (3) times the amount of rent). Income is verified by applicant providing two most recent paycheck stubs. If not verifiable by employer, we require a copy of the previous year's tax return/W2, or the past three months of paycheck stubs or bank statements.

2. EMPLOYMENT

A prospect must have verifiable current employment and six (6) months employment history, or a verifiable source of income. School (except high school) will be accepted as an alternative to employment history provided it can be verified.

Self employed, retired or other applicants must provide a financial statement from a CPA, the most recent year's tax statement or a third party professional verification from the source of the income. Copies of the most recent bank statement showing proof of ability to pay rent for the term of the contract may also be accepted. Monthly ending balance must not fall below the monthly rental rate multiplied by the number of months in the rental contract.

3. CREDIT

A credit report will be processed on each applicant. All applicants will be evaluated on a percentage system. The applicant can have no more than 30% negative credits on the current status of all accounts. Any account in default that is over one year old will be waived in determining percentage of negative credit. No credit history will be interpreted as good credit. If an applicant takes exception with credit findings, he/she is responsible for contacting the credit bureau. If the discrepancy can be cleared up, applicant will be considered on the basis of the new information.

4. RENTAL HISTORY

- a. Six (6) months verifiable history on current/previous address within last two years.
- b. Rental/home ownership history. Compliance with all terms of the lease/contract and community policies. Two (2) late payments and/or returned checks per year of residency are acceptable.
- c. Military housing is an acceptable alternative to rental history.

5. AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS

- a. Anyone having been evicted for causes by a landlord.
- b. Any unpaid debts to a previous landlord or mortgager.
- c. Anyone having been convicted of a felony for any violent offense, sex offense, drug offense and/or NSF offense.
- d. Falsification of any information on the rental application.
- e. Anyone currently in the process of filing a bankruptcy, or has a bankruptcy that is not discharged.
- f. Certain misdemeanors could result in an automatic denial.

6. OCCUPANCY

Maximum number of occupants per apartment:

1 Bedroom/1 Bath = 3 Occupants

2 Bedroom/2 Bath = 5 Occupants

If your household should increase by the birth, adoption, or legal guardianship of a child before the end of your rental agreement term, and it increases your household beyond the established size for that apartment type, you will be expected to: 1) transfer to an appropriate size apartment at the current rent for that apartment at the end of your lease term, or 2) terminate your contract with a sixty (60) day written notice to vacate your apartment at the end of your lease.

7. SECURITY DEPOSIT

A security deposit is required and must be paid in full prior to moving in.

1 & 2 Bedrooms - \$150.00 Minimum, up to one full months rent, can be waived on approved credit.

If applicant is not approved, a check for the amount of the deposit will be mailed within 30 days of receipt of deposit. The applicant has 48 hours to cancel without penalty, with written notice. After 48 hours, the entire deposit is forfeited. Application fees are non-refundable.

8. PET DEPOSIT/PET POLICY

Two cats or two dogs (25 lbs and under for two dogs only) will be allowed with a \$203.50 non-refundable pet fee for one pet, or \$305.25 non-refundable pet fee for two pets. There will also be a monthly pet rent of \$20.35, for one pet, or \$30.53 pet rent for two pets. Dogs up to 50 lbs fully grown, will be allowed, but only one per apartment. All pets are subject to management approval. Breed restrictions are as follows: Pit Bulls, Staffordshire Terriers, Akitas, Boxers, German Sheppards, Chow Chows, Rotweilers, Great Danes, Doberman Pinchers, or any mix of the above. Management reserves the right to restrict any other breed deemed necessary. All residents with a pet are required to submit a veterinarian statement establishing general health of the pet, the status of all shots, and must bring the pet to the management office to be photographed prior to applicant approval. The only exception would be pets which are designed as service animals as stated in ADA requirements.

9. RENT

All move-in amounts must be paid with a cashier's check or money order. If the deposit check is returned by the bank, the application will automatically be denied.

10. If a prospective resident fails to meet all, but meets at least three of the criteria listed in items 1 through 4c, the following option is available.

a. A security deposit equal to one months rent and / or a cosigner.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

Applicant's Signature

Applicant's Signature

Applicant's Signature

Applicant's Signature

Owner's Representative

Date

AMC DOES BUSINESS IN ACCORDANCE WITH FEDERAL FAIR HOUSING LAW.
(FAIR HOUSING AMENDMENT ACT 1988)

Rev. 8/22/09

Visit us at WWW. TIERRADELSOLAMC.COM



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APPLICATION & OFFER TO RENT/LEASE REAL PROPERTY

This section to be filled out by leasing agent only:

Leasing Agent: _____ Today's Date: _____

Apartment #	Move-in Date	Security Deposit	Rental Rate	Move-in Special
		\$	\$	

Type of Pet	Pet Name	Pet Weight	Pet Deposit	Pet Rent	Utilities Paid by Resident
			\$	\$	Electric, Cable, Phone, Garbage, Sewer, Water,

Instructions to Applicant:

Please use black or blue ink. Each applicant must show satisfactory identification and one month's worth of pay-stubs at the time this application is submitted for processing.

APPLICANT'S PERSONAL DATA: Home Phone: _____ Work Phone: _____

Full Name	Social Security Number	Drivers License Number	State	Birth Date
All other names by which you have been known:				

SPOUSE'S PERSONAL DATA: Home Phone: _____ Work Phone: _____

Full Name	Social Security Number	Drivers License Number	State	Birth Date
All other names by which you have been known:				

MINORS TO OCCUPY THE PREMISES: Home Phone: _____ Work Phone: _____

Full Name	Relationship	Age	Occupation

APPLICANTS EMPLOYMENT OR INCOME HISTORY: (List ALL employers for the past 2 years. Start with present.)

Company Name or Source of Income	Address Please include city & zip	Phone Number	Position	Dates	Gross Monthly Income

RESIDENCE HISTORY: (List ALL residences for the past 2 years. Start with present.)

Street Address and Apartment #	City	State	Zip	Dates	Rent	Landlord Name & Phone #
					\$	
					\$	
					\$	
					\$	

BANKING INFORMATION:

Bank Name	Branch	Phone Number	Account Number	Date Opened	Present Balance

PERSONAL REFERENCES: (Cannot be related or living in the same household)

Full Name	Relationship	Address	Phone Number

NEAREST RELATIVE: (Not living with you)

Full Name	Relationship	Address	Phone Number

IN CASE OF EMERGENCY NOTIFY:

Full Name	Relationship	Address	Phone Number

VEHICLES:

Make	Model	Year	License Number	Insurance Company

PLEASE ANSWER THE FOLLOWING QUESTIONS:

	Y	N
Has any civil judgment been entered against you for the collection of a debt in the past 10 years?		
Do you have or intend to have water filled furniture in the apartment home?		
Do you have or intend to have any pets in the apartment home?		
Have you filed for bankruptcy in the past 10 years?		
Have you been evicted or refused to pay rent for any reason?		
Have you ever possessed, sold, or used illicit drugs or narcotics in or about your residence?		
Have you ever been convicted of or pled guilty or "no contest" to a felony, misdemeanor or sexual offense?		
If you answered "yes" to any of the above questions, please explain:		

HOW DID YOU HEAR OF OUR COMMUNITY? _____

HOW LONG DO YOU EXPECT TO STAY? _____

KEEPING OF PET REQUIRES CONSENT OF MANAGEMENT, PAYMENT OF APPLICABLE FEES/DEPOSITS, AND EXECUTION OF PET ADDENDUM. HANDICAP ASSISTANCE ANIMALS USED FOR DISABILITIES ARE NOT CONSIDERED PETS.

The Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, prohibits discrimination in the rental of housing based on race, color, religion, sex, handicap, familial status or national origin. The Federal Agency, which administers compliance with this law, is the U.S. Department of Housing and Urban Development.

This is to inform you that as part of our procedure for processing your application, an Investigative Consumer Report may be prepared whereby information obtained through personal interviews with your landlord, employer, or others with whom you are acquainted. This inquiry includes information as to your character, general reputation, personal characteristics, mode of living, and credit report. You have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation (Fair Credit Reporting Act). I/We hereby agree, in the event of the approval of this application, to execute a lease in accordance with the terms set forth in this rental application and my/our rental liability shall commence on _____, 200__ pursuant to the terms of the lease. That if I/We fail to sign the lease and/or pay agreed rental, Security deposit, utility fees, or other required charges as shown in this rental application the \$_____ holding fees accompanying this application shall be retained by landlord as liquidated damages and I/We agree to this amount being retained by landlord as a reasonable estimate of actual damages to landlord if I/We fail to perform as stated above after approval. I/We understand that the holding fees accompanying this application are non-refundable after three (3) days. Owner and/or agent for the owner reserves the right to reject this application and to refuse possession of the above mentioned accommodation. I/We have read the foregoing; certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf. Any "yes" or "no" question unanswered shall be considered a "yes".

BY SIGNING THIS APPLICATION, YOU DECLARE THAT ALL OF YOUR RESPONSES ARE TRUE AND COMPLETE AND AUTHORIZE AGENT OF LESSOR TO VERIFY THIS INFORMATION, REFERENCES, AND CREDIT RECORDS AND PERFORM A CRIMINAL BACKGROUND CHECK. ANY FALSE STATEMENT ON THIS APPLICATION CAN LEAD TO REJECTION OF YOUR APPLICATION OR IMMEDIATE TERMINATION OF YOUR LEASE.

Date Applicant's Signature Applicant's Name PRINTED

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