

Rental Application

Applicant Information

Name:

Date of birth:

SSN:

Phone:

Current address:

City:

State:

ZIP Code:

Own Or Rent (Circle One)

Monthly payment or Rent:

How long?

Previous Address:

City:

State:

ZIP Code:

Own Or Rent (Circle One)

Monthly payment or rent:

How long?

Employment Information

Current employer:

Employer address:

How long?

Phone:

E-mail:

Fax:

City:

State:

ZIP Code:

Position:

Weekly Or Bi-Weekly(circle one)

Monthly income:

Additional Occupants

Name:

Relationship:

Name:

Relationship:

Name:

Relationship:

Name:

Relationship:

Pets

Type:

Color:

Weight:

Type:

Color:

Weight:

Co-Applicant Information

Name:

Date of birth:

SSN:

Phone:

Current address:

City:

State:

ZIP Code:

Own Or Rent(Please circle)

Monthly payment or rent:

How long?

Co-Applicant Employment Information

Current employer:

Employer address:

How long?

Phone:

E-mail:

Fax:

City:

State:

ZIP Code:

Position:

Weekly Or Bi-Weekly (Circle One)

Monthly income:

Emergency Contact

Name:

Relationship:

Phone:

Automobiles: Make/Model

Year:

Color:

Applicant understands that occupancy is limited to only those names on this application. Applicant acknowledges that all information listed on this application is true and accurate. Applicant hereby authorizes verification of all information including credit check and rental history reports by the management. Any false information listed shall constitute grounds for rejection of this application, termination of rental agreement and right of occupancy, and forfeiture of deposits. Applicant understands that the \$_____ processing fee for verifying this applications is not refundable. Applicant has deposit with the owner \$_____ as an application deposit for owner taking the rental unit off the market while considering approval of this application. If applicant is not approved, the application deposit will be refunded. If applicant is approved by owner, and a rental agreement is entered into, the application deposit will be credited to the required cleaning and/or security deposits. If applicant is approved but fails to enter into the rental agreement or fails to take occupancy on date specified, application deposit will not be refunded.

Applicant Signature:

Date:

Co-Applicant Signature:

Date:

RESIDENCY VERIFICATION RELEASE FORM

TO: _____ Fax Number: _____

FROM: **Revival on Scottsdale Apartments**

DATE: _____

Please return via Fax to:

I, _____ authorize _____ to release the information requested below, to assist with verification of previous rental history for the purpose of rental qualification.

Signature of prospective resident:

Move in Date: _____ Lease Ending Date: _____

Rent Amount: \$ _____ Number of Late Payments: _____

Has Proper Notice Been Given? _____ Yes _____ No

Is there currently any past due amount owed? _____ Yes _____ No

If "Yes" how much? \$ _____

Has the resident(s) complied with all community policies? _____ Yes _____ No

If "No", what for? _____

Have legal processing ever been filed on this resident? _____ Yes _____ No

Is Resident eligible to re-rental? _____ Yes _____ No

Name of person completing this form: _____

Title/ Position: _____

Phone number: _____

EMPLOYMENT VERIFICATION RELEASE FORM

TO: _____

FROM: Revival on Scottsdale Apartments

RE: Employment Verification

DATE: _____

Please return via Fax to:

*I _____ authorize _____ to
release the information requested below, to assist with verification of employment
for the purpose of Rental qualification.*

Signature of prospective resident:

Date Hire: _____

Monthly Salary: _____

Name of Person Completing This Form: _____

Title: _____

Phone Number: _____

Signature of Person Completing This Form: _____



Rental and Occupancy Criteria Guidelines

This community uses a statistically sound credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics so all applicants are treated objectively. Your credit report contains information about you and your credit experiences including your bill-paying history, the number and types of accounts you have, late payments, collections actions, outstanding debt, rental history and the age of your accounts. Using a statistical program, your information is compared to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent on time. Credit service provider also checks related data sources which include the FBI and U.S. Treasury lists of individuals wanted for direct involvement or support of terrorist activities. Based on your credit score and related data source information, your application will be either accepted, receive a low acceptance, conditional acceptance or be declined. If your application is denied or accepted with conditions, your will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information to us.

Occupancy Guidelines: Studio – maximum 2 persons

One Bedroom – maximum 3 persons

Two Bedroom – maximum 5 persons

Three Bedroom – maximum 7 persons

Prior to move-in, income must be verified by providing documents such as: Pay stubs covering 2 pay periods, court ordered spousal or child support, prior year’s W-2, Social Security, GI benefits, pensions, disability income, trust income, divided income, or other sources of regular income.

Income received annually will be averaged over 12 months. Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. Gross monthly income of combined applicants must be 3 times the scheduled rent of the apartment being leased.

If unemployed or retired, proof of income / assets must e provided, and must be equal to or greater that 3 times the contractual amount of the lease term.

“Low Accept” will pay twice the standard security deposit.

“Conditional Accept” will pay 1.5 times the monthly rent as the security deposit.

Applicants with no prior credit history, no social security number and those returned with a “Refer” recommendation from credit services provider must qualify for rental based on Rental Criteria for “Refer” Applicants. Calling for verification required for qualifying under the “Refer” criteria is limited to call within the United States and its territories. A copy of the alternate qualifying criteria will be provided to the applicant, when applicable.

Co-signers/Guarantors are accepted for the disabled. At some selected communities, co-signer/guarantors are accepted for the full-time students, per apartment community policies. When a co-signer/guarantor is accepted, the co-signer/guarantor must apply and be qualified as a resident. Guarantors and co-signers have the full financial responsibility under the lease.

A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 48 months. The applicant will be rejected for any of the following reported criminal related reasons that have occurred with in ten (10) years prior to the application date:

- Any terrorist related convictions
- Any conviction for the use, sale, or manufacture of an illegal drug
- Evidence of theft, sexual offenses, per state regulation.

Reason for not approving an application include, but are not limited to: bankruptcy, insufficient income, unpaid judgments, eviction, outstanding rent debt, household size exceeding occupancy limits, and falsification of the application information. The application to rent will not be approved if the reservation deposit check is returned NSF.

Application Consent

The undersigned applicant(s) and co-signer(s) hereby consent to allow the apartment community, through its designated agents or associates, to obtain a consumer report and/or criminal record information on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease an apartment or home to me/us. We also agree and understand that owner and its agents and associates may obtain additional consumer reports on each of us in the future to update or review our accounts. Upon my/our request, owner will tell me/us whether consumer reports were requested and the names and addresses of any consumer-reporting agency that provided such reports.

Applicant

Date

Applicant

Date

Applicant

Date

Applicant

Date