

Farnsworth Realty & Management Co.

460 S. Greenfield Road, Ste 5
Mesa, AZ 85206
Ofc: (480) 830-9945
Fax: (480) 830-9860



Application for Occupancy 060517

Dear Applicants,

Thank you very much for your interest in this property. To insure the prompt processing of this application, it is imperative that you provide Farnsworth Realty & Management Company, all the applicable information from the checklist found below. Farnsworth Realty will not process incomplete applications.

Once we receive your complete application packet, we will begin to process and verify the information provided. You can expect this process to take a minimum of TWO business days from the time that we receive your all your information. You will receive a call from FRAMC when your application has been approved or denied so please provide us good contact information on your application

We are here for you so, please do not hesitate to call or email us at 480-830-9945 or leasing@farnsworthrealty.com, with any questions you may have in regards to your application process and/or status.

Thank you,

Leasing Department
Farnsworth Realty & Management Company

Required Information Checklist

- [] FRAMC Rental Application must be filled out COMPLETELY. If you have questions please contact us before submitting your application.
- [] All applicants and occupants 18 years old or older must provide a photocopy of a of their Social Security Card and one other government issued Photo ID of one of the following: Drivers License, Government Identification Card, Birth Certificate, or US Passport.
- [] All applications must provide a \$60.00 application fee for the first applicant and \$30 for each additional applicant or occupant 18 years old or older. Application fee must be in the form of a cashiers check and/or money orders. We will not accept cash or personal checks for the application fees. **All application fees are non-refundable once application processing has been initiated.**
- [] All applicants must provide ONE month's worth of your most recent pay stubs to verify your employment and income. If you are self employed or do not receive pay stubs, please provide ONE of the following: Your previous year's Tax return, or 6 months of your most recent bank statements.

Applicant(s) Qualifications (Applicant(s) must initial below)

- _____ Applicant(s) understand that the maximum occupancy allowed is 2 persons per bedroom or 2 persons per studio.
- _____ Applicant(s) understand that current employment and/or other income sources are verifiable in writing.
- _____ Applicant(s) understand that the verified income minimum requirement is 2 1/2 times the monthly rent amount.
- _____ Applicant(s) understand that all applicants and occupants 18 year old or older must pass a criminal background check.
- _____ Applicant(s) understand that applicants must qualify in at least 2 of the 3 following areas:
 - (1) FICO credit score of 600 or higher. (Multiple applicant FICO scores will be weighted based each applicants income)
 - (2) A positive landlord reference from last/current landlord. (A relative or roommate cannot be used as a reference. A negative reference can be grounds alone for denial. Home owners my qualify with 12 month of good payment history.)
 - (3) It may be possible to pay an increase security deposit if there are no other qualified applications that meet part (1) and (2).

General Information

To hold a property and to be the first application to be considered, you may place a holding deposit with a separate cashiers check and /or money order in the amount of 1/2 the advertised monthly rental rate of the property you would like to place on hold. This deposit is refundable if your application is not approved. Please note that your holding deposit will become non-refundable 72 hours after your application has been approved. All new tenant are charged a \$100 Administrative/Leasing fee which is due at the time of lease signing.

Applicant(s) have read and understand the conditions and requirements listed above. Applicant(s) Initials: _____



Application for Occupancy

033017

This application for occupancy must be filled in completely to be considered for occupancy

Failure to complete all sections and sign (Self/Spouse/Roommates/Other Lessee/Co-Signer) will result in delay or denial of this application. We do not discriminate on the basis of age, race, religion, national origin, familial status, handicap (Americans With Disability) or gender. Any misrepresentation on this application is grounds for immediate denial.

Property Address: _____

How did you hear about us?: [] Internet [] Newspaper [] Drive By/Sign [] Referred [] Other: _____

1) Applicant Name: _____

SSN: _____ Date of Birth: _____ Maiden Name: _____

Description: Height: _____ Weight: _____ Eye Color: _____ Hair Color: _____

Marital Status: [] Married [] Single Have you ever been divorced: [] No [] Yes: Previous Name: _____

2 Forms of I.D. (required): [] Copy of Drivers License [] Copy of Social Security Card [] Other: _____

Drivers License State: _____ Drivers License Number: _____ Are you a full time student: [] Yes [] No

Home Phone: _____ Work Phone: _____ Cell Phone: _____

2) Applicant Name: _____

SSN: _____ Date of Birth: _____ Maiden Name: _____

Description: Height: _____ Weight: _____ Eye Color: _____ Hair Color: _____

Marital Status: [] Married [] Single Have you ever been divorced: [] No [] Yes: Previous Name: _____

2 Forms of I.D. (required): [] Copy of Drivers License [] Copy of Social Security Card [] Other: _____

Drivers License State: _____ Drivers License Number: _____ Are you a full time student: [] Yes [] No

Home Phone: _____ Work Phone: _____ Cell Phone: _____

List names, social security numbers, and dates of birth of each and every applicant and occupant who will be residing at the premises:

Name: _____ SSN: _____ Date of Birth: _____

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Name: _____ SSN: _____ Date of Birth: _____

IF Property Allows Pets: Type: _____ Breed: _____ Weight: _____

Type: _____ Breed: _____ Weight: _____

Has any of the pets listed above **ever** bitten or attacked anyone: [] Yes [] No

Number of Vehicles to be kept at Property: _____

A) Make: _____ Model: _____ Year: _____ Color: _____ License Number: _____

Registered Owner: _____ Is registration current: [] Yes [] No

B) Make: _____ Model: _____ Year: _____ Color: _____ License Number: _____

Registered Owner: _____ Is registration current: [] Yes [] No

C) Make: _____ Model: _____ Year: _____ Color: _____ License Number: _____

Registered Owner: _____ Is registration current: [] Yes [] No

Applicant 1 Address / Occupancy History (put N/A if does not apply)

A) Current Landlord/Community Name: _____
Current Address: _____ Unit #: _____
City _____ ST _____ Zip _____
Occupied/Rented: From _____ to _____ Landlord Phone: _____
Rent Amount: \$ _____/mo. Did you fully comply with the terms of your agreement: [] Yes [] No - Explain: _____

B) Current Landlord/Community Name: _____
Current Address: _____ Unit #: _____
City _____ ST _____ Zip _____
Occupied/Rented: From _____ to _____ Landlord Phone: _____
Rent Amount: \$ _____/mo. Did you fully comply with the terms of your agreement: [] Yes [] No - Explain: _____

Applicant 2 Address / Occupancy History (put N/A if does not apply)

A) Current Landlord/Community Name: _____
Current Address: _____ Unit #: _____
City _____ ST _____ Zip _____
Occupied/Rented: From _____ to _____ Landlord Phone: _____
Rent Amount: \$ _____/mo. Did you fully comply with the terms of your agreement: [] Yes [] No - Explain: _____

B) Current Landlord/Community Name: _____
Current Address: _____ Unit #: _____
City _____ ST _____ Zip _____
Occupied/Rented: From _____ to _____ Landlord Phone: _____
Rent Amount: \$ _____/mo. Did you fully comply with the terms of your agreement: [] Yes [] No - Explain: _____

Applicant 1 Employment

A) Name of Employer: _____ Position: _____
Address: _____ Employed From: _____ To: _____
Phone: _____ Income: \$ _____ Per: _____

B) Name of Employer: _____ Position: _____
Address: _____ Employed From: _____ To: _____
Phone: _____ Income: \$ _____ Per: _____

Applicant 2 Employment

A) Name of Employer: _____ Position: _____
Address: _____ Employed From: _____ To: _____
Phone: _____ Income: \$ _____ Per: _____

B) Name of Employer: _____ Position: _____
Address: _____ Employed From: _____ To: _____
Phone: _____ Income: \$ _____ Per: _____

Other Income (Verification will be requested). Please list any SSI, Pension, Disability, Dividends, etc.

Type of Income: _____ Amount: \$ _____
Type of Income: _____ Amount: \$ _____

Financial (Checking / Savings / Other Accounts)

Type: _____ Bank Name: _____ Account #: _____ Phone: _____
Type: _____ Bank Name: _____ Account #: _____ Phone: _____

In Case of Emergency Notify

Name: _____ Relation: _____ Phone: _____
Name: _____ Relation: _____ Phone: _____

General Questionnaire - Answer All Questions (These questions apply to all Applicants, Adults and Juveniles the will live at property)

- 1) Have you, or anyone (including all potential occupants) on this Application, ever been evicted, asked to leave a property, moved to avoid eviction, or moved because of problems with other tenants or the Landlord: [] No [] Yes - Explain: _____

- 2) Have you, or anyone (including all potential occupants) on this Application, ever pleaded no contest to, plead guilty to or been convicted of any Felony; or ever plead no contest to, plead guilty to, or been convicted of any misdemeanor involving alcohol, drugs, gangs, children, violence, or theft (this includes any crime in the same categories plead to, convicted of, or committed by any potential juvenile occupants):
[] No [] Yes - Explain: _____

- 3) Are there any criminal cases currently filed or pending against you or any prospective Lessee or occupant: [] No [] Yes - Explain: _____

- 4) Have you, or anyone on this application , ever been placed on probation, parole, released from jail or released from prison?
[] No [] Yes - Explain: _____

- 5) Have you, or anyone on this application, ever been, or currently are, a member of a gang or member of a gang currently involved in any criminal activity, been arrested in the last five years, have an arrest warrant outstanding, or awaiting disposition in any criminal matter:
[] No [] Yes - Explain: _____

False Statements or Incomplete Information Will Be Grounds for Denial of this Application and/or Eviction, if Information Provided is Later Learned to be False or Misleading

This application must be signed by all applicants who will occupy the apartment, before it can be considered by Landlord. Acceptance of this application, and any monies deposited herewith is not binding upon Landlord, until approved by Landlord in writing. This Application fee is non-refundable. If anything in this application if found to be false or misleading, even if tenancy is approved, tenants will be subject to immediate termination. **ALL APPLICANTS, ADULTS AND POTENTIAL OCCUPANTS HAVE READ THE CRIME FREE LEASE ADDENDUM ON THE BACK OF THIS PAGE AND UNDERSTAND THIS ADDENDUM WILL BE PART OF THE LEASE AGREEMENT IF APPLICATION IS APPROVED.**

Non-Refundable Application Processing Fee: \$ _____ Holding Deposit: \$ _____

If landlord does not approve this application all holding deposit money held by landlord will be refunded to applicant. **IF APPLICANT SHOULD WITHDRAW THIS APPLICATION AFTER 72 HOURS OF PLACING A HOLDING DEPOSIT, THE HOLDING DEPOSIT SHALL BE FORFEITED TO THE LANDLORD. THE PROPERTY CAN BE HELD FOR A MAXIMUM OF 14 CALENDAR DAYS FROM THE DAY THE HOLDING DEPOSIT IS ACCEPTED BY LANDLORD UNLESS OTHERWISE AGREED TO BY LANDLORD IN WRITING.**

In compliance with the FAIR CREDIT REPORTING ACT this notice is to inform you that the processing of this application including, but is not limited to, making any inquiries deemed necessary to verify the accuracy of the information herein, including procuring consumer reports from consumer credit reporting agencies and obtaining credit information from the other credit institutions may be performed by Landlord. The undersigned agrees that this application and any information reports will remain the property of Landlord.

I/we hereby grant this Landlord the right to process this application, obtain all of my credit information for the purpose of obtaining, and thereafter, holding, a Rental Lease Agreement with this property now, and at any time during my tenancy, if approved, and thereafter for collection purposes at the sole discretion of landlord whether a judgment is obtained or not. I/we agree that at all times during the lease should management require a new application to be filled out, I/We agree to fill out a new application within ten days after a written request is made. Failure to do so shall subject me/us to immediate termination at management's sole discretion. Additionally, I/we authorize all corporations, companies and law enforcement agencies, academic institutions, current and former employees, landlords, mortgagees, character references to release information they may have about my/our credit, criminal history, employment, finances, rental/ownership history, academic history, character history or any other information needed by management. Applicant hereby releases landlord, owner, owner agents, management company, its employees and agents and all others performing any investigation regarding this Application from any liability and responsibility from doing so. A photographic or faxed copy of this authorization shall be as valid as the original.

Signature of All Applicants or Co-Signers

Application Accepted for Landlord by

Applicant 1 Date

Date

Applicant 2 Date

CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident, at or near the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 8021]).

2. Shall not engage in any act intended to facilitate criminal activity.

3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.

4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in A.R.S. 13-3451, at any locations, whether on or near the dwelling unit premises.

5. Shall not engage in any illegal activity, including, but not limited to prostitution as defined in A.R.S. 13-3211, criminal street gang activity as defined in A.R.S. 13-1 05 and A.R.S. 13-2308, threatening or intimidating as prohibited in A.R.S. 13-1202, assault as prohibited in A.R.S. 13-1203, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as defined in A.R.S. 33-1368.

6. **VIOLATION OF THE ABOVE PRO VISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CA USE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be rood cause for immediate termination of the lease under A.R.S. 33-1377, as provided in A.R.S. 33-13 68. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

Farnsworth Realty & Management Co.
Application Verification

Processed By: _____
 Approved Denied
(Additional Comments on Back)

Application Date: _____ Property Address: _____

Applicant 1 Name: _____ Applicant 2 Name: _____

Occupancy Limit (required): Meets Qualification Does NOT Meet Qualification

* Studio = 2 Person Maximum

* Maximum Occupancy allowed is 2 Persons per Bedroom

Employment Verification (required):

Applicant 1 Verified Date: _____ By Who: _____

N/A Not Verified Reason: _____

Other Verified Income: _____

Verified Date: _____ By Who: _____

Applicant 2 Verified Date: _____ By Who: _____

N/A Not Verified Reason: _____

Other Verified Income: _____

Verified Date: _____ By Who: _____

Minimum Income Requirement (required): Meets Qualification Does NOT Meet Qualification

Applicant 1 Total Verified Monthly Income: \$ _____ *Minimum 2 1/2 time monthly rent.*

Applicant 2 Total Verified Monthly Income: \$ _____ **Co-signers need to have 4 times for*

Combine Total Income: \$ _____ *an apartment & 5 times for a House.*

Criminal Background/Public Records (required): Meets Qualification Does NOT Meet Qualification

Social Security Verified: _____

Supreme Court Cases: _____

Civil Court Cases: _____

Criminal Court Cases: _____

Family Court Cases: _____

Credit Bureau Records: _____

Sex Offender Records: _____

Automatic Rejection: Rapes, Murders, Molestation, Assaults, Robberies, Burglaries, Drug Related Crimes, Arson, Prohibited Weapons

Discretionary Factors: DWI, Theft, Embezzlement, Bad Checks, Non-Violent Crimes

*****Credit Report:** Meets Qualification Does NOT Meet Qualification

National Risk Score: _____ (House - Less Than 250 Apartment - Less Than 350)

*****Landlord Reference / Rental History:** Meets Qualification Does NOT Meet Qualification

Applicant 1: Verified Date: _____ By Who: _____

Remarks: _____

Applicant 2: Verified Date: _____ By Who: _____

Remarks: _____

A Relative or Roommate cannot be used as a reference and a negative reference can be grounds alone for denial. Home owners may qualify with 12 months of good payment history.

*****Increased Security Deposit: Amount: \$ _____**

Applicant understand that the Landlord cannot require a security deposit greater than 1 1/2 times the monthly rent unless Applicant agrees to such amount. **Initials: Applicant 1 _____ Applicant 2 _____**

***** MUST QUALIFY IN AT LEAST TWO OF THE THREE AREAS**