

RENTAL APPLICATION

Dear applicant:

The information on this form is needed to determine if your household is eligible under _____ leasing criteria to reside at our Community. Please complete this entire form and leave no blanks.

How did you hear about our community: For Rent The Apartment Guide The Apartment Showcase

ForRent.com Apartmentguide.com Apartment Showcase.com Other _____

HOUSEHOLD COMPOSITION

Relationship = Head of Household, Spouse, Occupant

Please list all of the people that will occupy the apartment below. Use a separate application for each lease holder and occupants over 18 years old that are employed.

#	Full Name	DL or ID #	Relationship	Date of Birth	Student Status	Social Security Number/ Alien Registration Number	Receiving any source of income?
1			Head of Household		o Yes o No		o Yes o No
2					o Yes o No		o Yes o No
3					o Yes o No		o Yes o No
4					o Yes o No		o Yes o No
5					o Yes o No		o Yes o No
6					o Yes o No		o Yes o No

Are any of the household members listed above foster children? oYes o No If yes, who? _____

Are any of the household members listed above a live-in attendant? oYes o No If yes, who? _____

Are any of the household members planning to attend school full time? o Yes o No If yes, who? _____

Current Residence of Applicant: Phone # (____) _____

Address _____ Apt. No. _____ City/State _____ Zip Code _____

How long _____ Years _____ Mos. Rent Amount \$ _____ Name of Landlord _____ Landlord Phone (____) _____

Previous Address (if Current Address is less than 2 years):

Address _____ Apt. No. _____ City/State _____ Zip Code _____

How long _____ Years _____ Mos. Name of Landlord _____ Landlord Phone (____) _____

CURRENT EMPLOYMENT INFORMATION

Applicant's name	Occupation	Work Phone	
Name and Street Address of Employer		City	State
		Zip Code	
Date Hired	o Hourly o Weekly o bi-weekly o twice a month Salary \$ _____ o Monthly o Yearly o Other _____		# of hours worked per week Work Fax

PREVIOUS EMPLOYMENT INFORMATION (If Current is less than 6 months) or Co-application name

		Occupation	Work Phone	
Name and Street Address of Employer		City	State	Name and Street Address of Employer
Date Hired	Salary \$ _____ <input type="radio"/> Hourly <input type="radio"/> Weekly <input type="radio"/> bi-weekly <input type="radio"/> twice a month <input type="radio"/> Monthly <input type="radio"/> Yearly <input type="radio"/> Other _____	# of hours worked per week	Date Hired	

OTHER SOURCES OF INCOME

Does anyone in your household over 18 years of age receive income from any of the following? Please mark "yes" or "no" for each source of income.

Source	Employment	Check one	Source Benefits/Pensions	Check one	Source	Other	Check one
Second Job		<input type="radio"/> Yes <input type="radio"/> No	Workers Compensation	<input type="radio"/> Yes <input type="radio"/> No	Grants		<input type="radio"/> Yes <input type="radio"/> No
Bonuses		<input type="radio"/> Yes <input type="radio"/> No	Unemployment	<input type="radio"/> Yes <input type="radio"/> No	Scholarships		<input type="radio"/> Yes <input type="radio"/> No
Tips		<input type="radio"/> Yes <input type="radio"/> No	Alimony	<input type="radio"/> Yes <input type="radio"/> No	Recurring Gifts		<input type="radio"/> Yes <input type="radio"/> No
Commissions/fees		<input type="radio"/> Yes <input type="radio"/> No	Child Support	<input type="radio"/> Yes <input type="radio"/> No	AFDC/ TANF		<input type="radio"/> Yes <input type="radio"/> No
Overtime pay		<input type="radio"/> Yes <input type="radio"/> No	Social Security	<input type="radio"/> Yes <input type="radio"/> No	Other		<input type="radio"/> Yes <input type="radio"/> No

For each "Yes" marked above, please complete the following:

Source	Amount received	Occupant
	Salary \$ _____ <input type="radio"/> Hourly <input type="radio"/> Weekly <input type="radio"/> bi-weekly <input type="radio"/> twice a month <input type="radio"/> Monthly <input type="radio"/> Yearly <input type="radio"/> Other _____	
	Salary \$ _____ <input type="radio"/> Hourly <input type="radio"/> Weekly <input type="radio"/> bi-weekly <input type="radio"/> twice a month <input type="radio"/> Monthly <input type="radio"/> Yearly <input type="radio"/> Other _____	
	Salary \$ _____ <input type="radio"/> Hourly <input type="radio"/> Weekly <input type="radio"/> bi-weekly <input type="radio"/> twice a month <input type="radio"/> Monthly <input type="radio"/> Yearly <input type="radio"/> Other _____	

HOUSEHOLD ASSETS

Does anyone in your household have any of the following types of assets with a value of \$5000 or over? Please mark "yes" or "no" for each type of asset.

Type of Asset	Check one	Type of Asset	Check one	Type of Asset	Check one
Checking Account	<input type="radio"/> Yes <input type="radio"/> No	IRA/Keogh Account*	<input type="radio"/> Yes <input type="radio"/> No	Revocable trust fund	<input type="radio"/> Yes <input type="radio"/> No
Savings Account	<input type="radio"/> Yes <input type="radio"/> No	Retirement/Pension Fund*	<input type="radio"/> Yes <input type="radio"/> No	Mortgage/Note Held	<input type="radio"/> Yes <input type="radio"/> No
Cash	<input type="radio"/> Yes <input type="radio"/> No	Mutual Funds/Stock*	<input type="radio"/> Yes <input type="radio"/> No	Life Insurance Policy*	<input type="radio"/> Yes <input type="radio"/> No
Certificate of Deposit*	<input type="radio"/> Yes <input type="radio"/> No	Real Estate/Land*	<input type="radio"/> Yes <input type="radio"/> No	Personal Property Held as an Investment	<input type="radio"/> Yes <input type="radio"/> No

For each "Yes" marked above, please complete the following:

Household member name	Type of asset	Cash value (see note)	\$ Asset will earn in the next 12 months

NOTE: *When listing the cash value of any of the items that have an asterisk, please keep in mind penalties for withdrawal, or any fees deducted to convert the asset to cash. For example, if you owned a home, and sold it, how much cash would you have after you paid off the mortgage, the realtor etc.? That's the amount you should list in the "cash value" column.

Have you sold any real estate for less than it's worth within the last two years? (if sale due to foreclosure, bankruptcy or divorce, answer no) Yes No if yes, please explain

Auto License Plate # _____ Make _____ Model _____ Color _____ Year _____

Auto License Plate # _____ Make _____ Model _____ Color _____ Year _____

Have you or your spouse/roommate ever been evicted? ___ Yes ___ No Declared Bankruptcy? ___ Yes ___ No Do you use illegal drugs? ___ Yes ___ No

Do you engage in the distribution or sale of illegal drugs? ____ Yes ____ No

Have you ever been convicted of a felony or any crime related to harm caused to a person or property, including, but not limited to arson, assault, intimidation, sex crimes, drug-related offenses, theft, dishonesty, prostitution, obscenity and related violations? ____ Yes ____ No
Do you have any outstanding warrants for arrest? ____ Yes ____ No

Person to contact in case of emergency:

Name: _____ Address _____ Hm # _____ Wk # _____

Name: _____ Address _____ Hm # _____ Wk # _____

Note: Management is not responsible for damage to resident's property. Residents are strongly advised to obtain renters insurance to cover loss or damage to their property!

DEPOSIT TO HOLD AGREEMENT

In consideration of management holding the apartment for me, I agree to pay a holding deposit of \$ _____ and a non-refundable application fee of \$ _____. The holding deposit is refundable if my Application is not approved. I may cancel this agreement (within 72 hours) and be refunded my holding deposit by notifying you of my decision to cancel by 5 P.M. on _____, 20____. Cancellation after this time will result in forfeiture of my holding deposit. Falsifying information on the application will result in forfeiture of my holding deposit. I must pay rent on or before my rent start date or my holding deposit will be forfeited and my apartment rented.

Address _____ Type _____ Lease Term _____ Move-In Date _____

Monthly Rent\$ _____ Non-Refundable Admin Fee _____

Concession (if Any) _____

Applicant represents that all of the above statements are true and complete, and hereby authorizes verification of above information, references and credit reports. Applicant acknowledges that false information herein constitutes grounds for rejection of this application if discovered before move-in. Applicant acknowledges that management may not be able to complete a comprehensive evaluation of this Agreement before move-in. Management reserves the right to verify application information after move-in and may convert the proposed Rental Agreement to a month-to-month term if false or misleading information is contained in this Application. Applicant agrees to the terms of the "Deposit to Hold Agreement". This application is preliminary only and does not obligate owner or owner's representative to execute a lease or deliver possession of the proposed premises.

Application form must be read filled out completely and signed by all household member 18 and older.

Applicant

Date _____

Co-applicant

Date _____

CO -applicant

Date _____

Co-applicant

Date _____

MANAGEMENT

Date _____

Before returning this form to the management office, be sure that you have marked "yes" or "no" for each source of income and each type of asset. Incomplete forms will delay processing and be returned.

FOUNTAIN PLACE APARTMENTS
8513 N. 69TH AVE.
PEORIA, AZ 85345
623-931-9056
FAX 623-934-5812

Type	Sq. ft.	Market Rent	Deposit	Gross Annual Income Required
1x1	550	\$780	\$200 REFUNDABLE \$100 ADMIN FEE	\$23,400
1x1 Upgraded	550	\$930	\$200 REFUNDABLE \$100 ADMIN FEE	\$27,900
2x2	812	\$950	\$300 REFUNDABLE \$100 ADMIN FEE	\$28,500
2x2 Upgraded	812	\$1,050	\$300 REFUNDABLE \$100 ADMIN FEE	\$31,500
3x2.5	1200	\$1,125	\$400 REFUNDABLE \$100 ADMIN FEE	\$33,750
3x2.5 Upgraded	1200	\$1,275	\$400 REFUNDABLE \$100 ADMIN FEE	\$38,250

Utilities included are: WATER, SEWER, & TRASH You pay for: ELECTRIC (SRP)

Application fee \$ 45.00/\$55.00 (Non-refundable) per person or married couple
Security Deposit \$ 200/ \$300/\$400 (\$100.00 Admin Fee non-refundable)
Six month lease \$ 40.00 per month
Storage fee \$ N/A per month

The Fountain Place Apartments allows cats and dogs 25 lbs. and under only!

Pet Deposit \$ 200.00 per pet (2 pet max) ½ is non-refundable
Monthly Pet Rent \$25.00 per month for 1 pet / \$40.00 per month for 2 pets

All applicants are required to complete a rental application and submit a security deposit and application fee, in the form of a money order or cashiers check. We accept checks after move-in. We do not accept cash at anytime. In addition, a government issued picture ID is required, (driver's license, military ID, work ID, etc.) as well as proof of income, (3-4 most recent pay stubs, LES, and/or W-2 forms).

We require that you submit separate money orders, One for the application fee, One for the non-refundable administrative fee, and One for the pro-rated rent, and One for the security deposit.

SPECIALS: *\$100 ADMIN FEE WAIVED ON ALL SIZES******

Statement of Rental Policy and Occupancy Standards (Scoring Model for Leaseholder or Co-signer)

Management supports THE FAIR HOUSING ACT as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap, or familial status. The following qualification standards will be required from every prospective resident.

Co-Signer: A co-signer may be required when an applicant(s) cannot meet the requirements stated below. Co-signer must not have any automatic rejections and qualify as stated below, with the exception that the co-signer must make 3 times their rent/mortgage and the applicant's rent amount combined.

- Roommates must qualify individually in all areas except income. Roommates must qualify for their percentage of the rental amount.
- First time renters must have a co-signer unless the Acceptable Accounts Ratio is 100% and they qualify in all other areas.

Job Stability (current and previous-without co-signer)

Must have at least 6 months or more of verifiable employment history
If retired must have 12 months of rent in savings

Rental History (without co-signer)

Must have at least 6 months or more of verifiable current rental history	Pass
Less than 6 months verifiable current rental history	Pass with conditions (additional deposit)
Mortgage must be verifiable via credit report or written documentation from Mortgage Company	Pass

*Automatic Denial: Negative Landlord Reference (ex: would not relet to resident due to lease violation); any unpaid rental housing debt; evictions; over 40% late pays during the lease term and all unpaid tax liens over \$2000.00

Credit Check: Failure to provide complete and accurate information on a rental application will result in a refusal to rent if credit verifications cannot be made. If any untrue or misrepresented information is included CRSC Residential, Inc. will have no obligation to rent or continue to rent the apartment to you.

Criminal History: It is an automatic denial if applicant(s) and/or occupants(s) have been convicted for a felony offense involving actual or potential physical harm to a person(s), or involving possession, manufacture, or delivery of a controlled substance, marijuana, drug paraphernalia, weapons, burglary, auto theft damage to property, sexual offenses, or solicitation, even if currently serving deferred adjudication, convicted or case pending. Applicant(s) and/or occupants with misdemeanor offenses 5 years or older are required to obtain a criminal background check upon the renewal of the contract and may be allowed occupancy with the provision that all deposits and rental payments must be paid with money order or cashiers check only.

Processing: A minimum of \$45.00 non-refundable application processing fee will be required. \$55.00 For married couples
Any prospective resident and any occupant over the age of 18 are required to submit an application for a criminal history check. Management can deny applicant or occupant if they have been arrested for a felony offense involving actual or potential Physical harm to a person(s), or involving possession, manufacture, or delivery of a Controlled substance, marijuana, drug paraphernalia or weapons.

Maximum Occupancy: Arizona State Law is two people per bedroom.

Security Deposit: Minimum deposits: \$200.00 (1Bdrm), \$300.00 (2 Bdrms) or \$400.00 (3 Bdrms) (A larger deposit as much as 2 months rent may be required depending on credit). For the application process and move-in you will need 4 separate money orders or cashiers checks as follows: (1) Application fee-\$45.00, or \$55.00 for married couples (2) Administrative Fee-\$100.00 (3) Refundable deposit- \$200.00 (1 Bdrm), \$300.00 (2 Bdrm), or \$400.00 (3 Bdrm) AND (4) Pro-rated Rent (if applicable)- Amount will be given prior to move-in. Administrative fee (holding fee) will be required at the time of application to hold an apartment or a place on waiting list. If the application is denied then the administrative fee will be refunded. Once an application is approved then the administrative fee becomes non-refundable.

Payment: Rent is due and payable on the 1st day of each month. All applicable fees outlined in the lease agreement will apply if not paid as agreed. Personal checks are not accepted upon move-in. Personal checks will not be accepted for late rent. Fee schedules are outlined in the lease agreement. Roommates: Each is fully responsible for the entire rental payment.

Parking Policy: All vehicles must be registered and approved with the management office and must not take up more than one parking space. Vehicles must park according to the parking policy as stated in lease agreement or is subject to towing at vehicle owners expense.

Pets: Acceptable pets include domestic cats, birds, fish (50 gallon tank size limited with Management's prior written approval). We accept dogs 25lbs. and under (adult weight). **The Following full or mixed breed dogs are NOT acceptable: Bull Mastiff, Chow Chow, Dalmatian, Doberman Pinscher, German Shepherd, Mastiff, Pit Bull and Rottweiler. Prohibited pets also include snakes, ferrets, iguanas, potbelly pigs and rabbits.** When a pet is permitted on the property, a recent photograph of the pet and an additional fee is required. This policy does not apply to disabled persons who require the use of an animal aid, police dog, which will be reviewed on an individual basis. Minimum non-refundable pet fee: \$ 100.00 per pet. (Please ask to see pet policy for this community)

Utilities: All residents are responsible for maintaining the expense of electric and phone. Water, sewer, and trash expenses are included in the monthly rent.

Community: All residents and occupants agree to abide by the policies for health, safety, and living enjoyment at this community.

I HAVE READ, UNDERSTAND AND ACCEPT THE ABOVE AS QUALIFYING STANDARDS AND RENTAL POLICIES OF THIS COMMUNITY.

COMMUNITY NAME: FOUNTAIN PLACE APARTMENTS

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date