

# Rio Antigua Townhomes



Anyone who wishes to rent an apartment must complete an application, and authorize Rio Antigua Townhomes, LLC to verify all information pertinent to eligibility. Applicants will be required to pay a non-refundable application fee per applicant. Applicants must be of legal age. Any resident over the age of 18 residing at the community must be approved and sign the lease.

## **Fair Housing and Equal Housing Opportunity:**

*“The Fair Housing Act Prohibits discrimination in real estate related transactions, or in the terms or conditions of such a transaction, because of race, color, religion, sex, national origin, familial status, or disability. The Federal agency that is responsible for enforcing this law is the U.S. Department of Housing and Urban Development. If a person believes that they have been discriminated against in violation of this law, they should contact the U.S. Department of Housing and Urban Development. In Tucson, it is also illegal to discriminate in housing based upon age, ancestry, gender identity, sexual orientation, marital status, and source of income.*

In addition to the Fair Housing Act, this property complies with all applicable fair housing federal regulations including Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act; the Violence against Women Act (VAWA).

## **Applicant requirements:**

1. Applicant will be required to pay a holding fee per unit. An apartment will not be reserved without a paid holding fee. Holding fees are refundable only under the following conditions. Applicant understands that the holding fee paid will hold their specified apartment home for a period of 14 days from the date of application if the apartment home is vacant. If the applicant is holding an apartment that is on notice for a future period, the holding fee will hold the apartment for a maximum of 14 days from the date of move out.

Holding fees are refundable only under the following conditions:

2. If applicant cancels this application for any reason within seventy-two (72) hours of its submission, the holding fee paid less the application fee is refundable. If applicant cancels this application after seventy-two (72) hours, the full holding fee is non-refundable.
3. If the application is denied, the holding fee less the application fee will be returned to the applicant.
4. Applicant understands that if requested application data i.e., proof of income, additional applicant information, etc. is not provided within forty-eight (48) hours of submission of the application, the application will automatically be rejected, and the holding fee will be non-refundable.

The Parties agree that in the event that Applicant fails to perform as set forth above, such as timely cancelling or failing to provide requisite information, the holding fee is a reasonable estimate of damages Landlord will incur, the actual damages will be difficult to determine and/or ascertain, and that the liquidated damages of the holding fee constitute a fair and reasonable amount of damages under the circumstances that will apply.

## **Screening:**

**Credit History:** Credit reports will be obtained for all applicant household members who are 18 years of age or older. The credit report must demonstrate that the applicant has paid financial obligations as agreed. Monies owed for medical related expenses will be disregarded.

1. Applicant grants permission for a credit check and must have a good credit rating. This property utilizes On-Site Rental Scoring. Scores may vary per property (Please ask Community Manager for current scoring model for this community). All applications are submitted to a third-party rental applicant screening company. All applications are evaluated based objectively on a rental scoring system by On-Site.com. Rental scoring is based on real data and statistical data such as payment history, quantity and type of accounts, outstanding debt, and age of accounts.

The rental scoring system will compare your application to On-Site's database, and by evaluating those statistics and real data in accordance with pre-established criteria set by Management

Any bankruptcy that was filed in the past 3 years, that has not been discharged and closed will be denied. Should the applicant be rejected based on credit, the Landlord will provide the applicant with the name and contact information of the credit reporting agency at the applicant's request.

2. Minimum of six months at present address, verified with supporting documentation.
3. Applicant must be currently employed for six months or longer at the same place of employment, or applicant must be currently employed and have employment of over one year at the previous place of employment. Applicants will be required to show proof of income via paystubs, employment verification or if an applicant is self-employed through a copy

of applicants most recent tax return. Applicants who are not employed will be required to show proof of income via statements of pension, retirement, SSI, SSDI, etc. If applicant is not able to show proof of income, applicant will be required to provide bank statements showing up to 6 months of the total monthly rent in their account for at least 90 days.

If applicant cannot meet all of the requirements in items #1-3, a cosigner will be required.

The collective monthly gross income must exceed **two and three quarters (2.75) times** the Resident(s) portion of the rental rate or a co-signer will be required.

Applicant will be denied if a judgment was entered in an eviction action from a prior rental, or the applicant has an outstanding balance that has not been satisfied with a prior rental.

If a cosigner is required, the cosigner must have income at least six (6) times the monthly rent; they must have a combined Safe Rent Score applicable to the property standard; they must have employment for a minimum of one (1) year; and they must furnish all necessary information on rental or mortgage history for the preceding one (1) year.

Criminal Convictions will not have blanket bans imposed due to criminal history. Criminal convictions are based upon a separate chart, accounting for the time since completion of sentence and the nature of the crime. Further, applicants denied based upon criminal history may submit mitigating evidence which will be reviewed by a corporate employee.

**Processing Applications:**

All applicants will be notified of their application status. Applications may be rejected if:

1. They are unable to meet occupancy guidelines for the size of the unit.
2. They are unable to meet the property's screening criteria.
3. They do not provide sufficient information needed to determine eligibility.
4. They provide false information on the application. Even if a lease is entered into with an applicant, providing false information on the application is basis for termination of the lease.

**Occupancy Limits:**

- 2 bedrooms – maximum number of occupants 5
- 3 bedrooms – maximum number of occupants 7

**Pet Policy:**

**Two (2)** pets are permitted per apartment, **50** lbs or less, adult weight, with deposits and pet agreement.

Breed restrictions as follows: The following dog (if permitted) types are restricted and not allowed on the property: Doberman Pinchers, Chow Chows, Rottweilers, all wolf breeds, Pit Bull Terriers, Staffordshire Terrier, German Shepherds, Presa Canarios, Akitas, Mastiffs, Cane Corsos, Alaskan Malamutes, Siberian Huskies, and any Hybrid or Mixed Breed of one of the aforementioned breeds.

**I HAVE READ AND UNDERSTAND THE ABOVE CRITERIA**

\_\_\_\_\_  
Manager or agent of Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

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Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

# RENTAL APPLICATION



**Office Use Only:**

Community: _____	Apt No.: _____	Move-in Date: _____	Term: _____
Monthly Rent: \$ _____	App Fee: \$ _____	Sec Dep: \$ _____	Redec Fee: \$ _____
Concession: \$ _____		Pet Dep: \$ _____	Pet Redec: \$ _____

1. **Applicant:** \_\_\_\_\_  
 Last First MI Birth Date  
 Social Security No: \_\_\_\_\_ Driver's License No: \_\_\_\_\_ State: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Email Address: \_\_\_\_\_ Marital Status: \_\_\_\_\_

2. **Spouse:** \_\_\_\_\_  
 Last First MI Birth Date  
 Social Security No: \_\_\_\_\_ Driver's License No: \_\_\_\_\_ State: \_\_\_\_\_

3. **Occupants:** List name, age and relationship of all persons who will occupy the premises. A separate application is required for all occupants 18 years or older, except spouse.

Name	Birth Date	Social Security Number	Relationship
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

4. **Present Address:** \_\_\_\_\_  
 Street Address City/State/County Zip Code  
 How long (yr/mo)? \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_ or, Monthly Mortgage: \$ \_\_\_\_\_  
 Apt Community/Mortgage Co Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

**Previous Address:** \_\_\_\_\_  
 Street Address City/State/County Zip Code  
 How long (yr/mo)? \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_ or, Monthly Mortgage: \$ \_\_\_\_\_  
 Apt Community/Mortgage Co Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

5a. **Applicant Employer:** \_\_\_\_\_ Employer's Phone No: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
 Employer Address: \_\_\_\_\_  
 Street Address City/State Zip Code  
 Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Monthly Salary: \$ \_\_\_\_\_

**Previous Employer:** \_\_\_\_\_ Employer's Phone No: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
 Employer Address: \_\_\_\_\_  
 Street Address City/State Zip Code  
 Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Monthly Salary: \$ \_\_\_\_\_

5b. **Spouse Employer:** \_\_\_\_\_ Employer's Phone No: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
 Employer Address: \_\_\_\_\_  
 Street Address City/State Zip Code  
 Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Monthly Salary: \$ \_\_\_\_\_

**Previous Employer:** \_\_\_\_\_ Employer's Phone No: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
 Employer Address: \_\_\_\_\_  
 Street Address City/State Zip Code  
 Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Monthly Salary: \$ \_\_\_\_\_

5c. **Other Income:** List additional sources of income; please specify and provide proof of income:  
 (a) \_\_\_\_\_ \$ \_\_\_\_\_  
 (b) \_\_\_\_\_ \$ \_\_\_\_\_

6. **Additional Questions:** Have you or any person who will occupy the premises ever (questions 1-8 must be answered below)  
 (a) Broken a rental agreement? .....Yes  No  ; (e) Had judgment filed against you? .....Yes  No  ;  
 (b) Been evicted? .....Yes  No  ; (f) Been sued for non-payment of a debt? .....Yes  No  ;

(c) Received a non-renewal notice? .....Yes  No  ; (g) Been convicted of a crime? .....Yes  No  ;  
 (d) Filed for bankruptcy? .....Yes  No  ; (h) Been or currently involved in illegal activity?.....Yes  No  ;

If yes to any question, please explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

7. **Vehicles:** List all vehicles, motorcycles, boats and/or RV's that will be parked in the apartment community's lot. Parking is limited and you may be asked to find alternate parking arrangements for certain vehicles.

Make/Model: \_\_\_\_\_ Yr: \_\_\_\_\_ Color: \_\_\_\_\_ State: \_\_\_\_\_ License No: \_\_\_\_\_  
 Make/Model: \_\_\_\_\_ Yr: \_\_\_\_\_ Color: \_\_\_\_\_ State: \_\_\_\_\_ License No: \_\_\_\_\_  
 Make/Model: \_\_\_\_\_ Yr: \_\_\_\_\_ Color: \_\_\_\_\_ State: \_\_\_\_\_ License No: \_\_\_\_\_

8. **Emergency Contacts:** Person(s) to notify and person you authorize to take possession of your personal property in case of emergency:

Name: \_\_\_\_\_ Home Phone \_\_\_\_\_ Work Phone: \_\_\_\_\_  
 Relationship: \_\_\_\_\_ Address: \_\_\_\_\_  
 Name: \_\_\_\_\_ Home Phone \_\_\_\_\_ Work Phone: \_\_\_\_\_  
 Relationship: \_\_\_\_\_ Address: \_\_\_\_\_

9. **DEATH OF RESIDENT:** Resident hereby appoints and authorizes \_\_\_\_\_ as Resident's designated person authorized to enter Leased Premises to retrieve and store the tenant's property if Resident dies during the term of the Lease. Should Resident die during the term of the Lease, the Lease shall be deemed to terminate as of the date of surrender of possession of Leased Premises by the personal representative of the estate or the individual described above, and the provisions of A.R.S. 33-1314(F) shall apply.

**Applicant/Resident Initials** \_\_\_\_\_

10. **Pets:** Will a pet or an assistive animal of any type live in your apartment? Yes  No . A signed Pet Addendum must be obtained if **community policy permits pets** or the pet is assistive. If yes, please describe:

Type	Name	Weight	Spayed/Neutered	License/Date
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

11. **Referral:** How were you referred to our apartment community? \_\_\_\_\_

**REPRESENTATIONS AND UNDERSTANDINGS:**

- Applicant represents that all of the above statements are true and complete, and hereby authorizes verification of above information, references and credit records. Applicant acknowledges that false information furnished herein will constitute grounds for rejection of this application or termination of the Rental Agreement, as a material breach of the Rental Agreement, if discovered subsequent to occupancy. Material falsification is defined as misleading information about the number of occupants, pets, income, social security number, and current employment. Non-curable material falsification includes criminal records, prior eviction records and current criminal activity.
- An Applicant Fee is required for each Applicant 18 years or older (including Spouse), and the fees are non-refundable in all cases.
- Applicant has deposited \$\_\_\_\_\_ in consideration for Landlord to hold the apartment while reviewing this application. The required refundable security deposit may be increased as a result of credit history. **All paperwork must be delivered to Landlord for approval within 72 hours or the security deposit will be forfeited.** If applicant is approved by Landlord and the Rental Agreement is executed, this amount shall be credited to the full required security deposit. All refunds are by check and mailed to prospect within fourteen (14) business days of cancellation. If applicant cancels this application within seventy-two (72) hours of its submission, the amount paid less the application fee is refundable. **If applicant cancels after seventy-two (72) hours after application is submitted, the amount paid is automatically and wholly forfeited.**
- Payment of the Applicant Fees and Deposits must be made by separate money orders or cashier's checks. Payment of the first month's rent also must be made by money order or cashier's check; personal checks may be accepted thereafter.
- Applicant understands that Landlord and Landlord's employees are agents of and represent the Owner. This Application is preliminary only and does not obligate the Owner to execute a lease or deliver possession of the premises.
- Applicant(s) and Co-signer(s) hereby consent to allow Landlord, itself or through its designated agents or employees, to obtain a consumer report and 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 to me/us. We also agree and understand that Owner and its agents and employees may obtain additional consumer reports and criminal record reports on each of us in the future to update or review our account. Upon my/our request, owner will tell me/us whether consumer reports or criminal record reports were requested and the names and addresses of any consumer-reporting agency that provided such reports. \_\_\_\_\_ **(INITIAL)**

APPLICANT/CO-SIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPLICANT/CO-SIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_