

**WELCOME!** We're glad you've chosen our community for your new home. We'd like to rent to you, but first must qualify you through our rental application process. In order to maintain the peaceful enjoyment of our rental community for its residents and neighbors, we use a thorough screening process for all prospective new residents. This process includes verification of the information you provide on the application form and questionnaire, a consumer credit report and a criminal background check. In order to be approved, you must also meet the following criteria:

1. Occupancy Limits: The maximum number of occupants regardless of age that may reside in a rental unit is as follows (no exceptions allowed): Two Bedroom = 5      One Bedroom = 3      Studio = 2
2. Identification: All persons 18 years or older, who will reside on the premises are required to submit an application and show a valid, state-issued driver's license or photo ID card. (International students may provide valid school and government ID in addition to proper immigration forms required for study.)
3. Income: You must have a verifiable source of income established for at least twelve months, that is 3 times the monthly rent. If you are self-employed, you must provide a copy of the prior year's federal tax return.
4. Rental History: You must provide a satisfactory rental reference showing where you have rented for a duration of at least twelve months. This reference must be recent and from a non-related, professional management source. In addition, for the past five years, you must not have been evicted or have any rental-related collections, or negative history regarding your behavior at another rental property.
5. Criminal Background: You, or anyone in your household regardless of age, must not have a history of criminal behavior involving harm to another person or property including, but not limited to: arson, assault, harassment or intimidation, terrorism, street gangs, theft, offenses of a drug or sexually-related nature, disturbing the peace or animal cruelty/neglect. (Non-violent infractions that occurred and have been resolved over five years ago may not automatically make you ineligible for residency. We are happy to discuss your particular circumstances and will consider it along with all other rental criteria in making our decision.)
6. Application Fee: A non-refundable fee of \$40 is required prior to official processing. The fee payment does not guarantee the reservation of any specific unit while pending approval. At your option, you may pay a separate deposit to hold a unit while your application is being processed. If your application is not approved, this deposit is fully refundable. If your application is approved, this deposit will be applied to any amounts due at move-in time. However, if you do not move in by the date specified, your deposit will be forfeited.  
Deposit Amount \$ \_\_\_\_\_ to Hold Unit # \_\_\_\_\_ for move in on \_\_\_\_/\_\_\_\_/\_\_\_\_

If you do not meet all these requirements, we are sorry, but we will not be able to rent to you at this time. However, we may be able to reconsider your application in some circumstances with that of a qualified cosigner. We are happy to discuss your particular situation with you before you apply and see if we can help. This community does business in accordance with the Fair Housing Act and the TPD Crime Free Multi-Housing Program recommendations.

In addition, due to changing health and safety protocols and our desire to keep everyone safe, we may require you to submit your application (without fee) to pre-qualify you prior to scheduling an appointment to tour the community. We appreciate your understanding in this regard. Thank you.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

# Rental Application

Please fill in all spaces. Use back of form if necessary. Thank you!

## APPLICANT INFORMATION

Last Name:		First:	Middle:	
SSN: - -	Birthdate: / /	Driver License :		Issue State:
Current Address:		Apt #:	City:	Rent Amount:\$
Current Landlord:	Phone:	Move-in Date: / /		Related? YES NO
Previous Address:		Apt #:	City:	Rent Amount:\$
Previous Landlord :	Phone:	Dates There:	To	Related? YES NO
Have you ever been evicted or broken a lease? YES NO		Have you ever had a rental agreement terminated by a landlord ? YES NO		

If YES to either, please explain:

## EMPLOYMENT INFORMATION

Current Employer:		Position:	Date Hired: / /	
Employer Address:		Phone:	Monthly Wage:	
Previous Employer:		Dates of Employment: / / To / /		
Employer Address:		Phone:	Monthly Wage:	
Additional Income (must provide proof):			Amount:	

## OTHER INFORMATION

Pet or Assistive Animals (Limit 2 , must be spayed or neutered, type and breed restrictions may apply):				
Type:	Breed:	Description:	Pet Name:	
Type:	Breed:	Description:	Pet Name:	
List any motorized vehicle you would park on premises (Must be currently licensed and operational):				
Make:	Color:	Plate #:	State:	
Make:	Color:	Plate #:	State:	
Other Occupants (Occupancy limit for unit type applies. Any person 18 years or older must submit a separate application):				
Name:	Relationship:	Birthdate:	/ /	
Name:	Relationship:	Birthdate:	/ /	
Have you or anyone who will occupy the rental unit ever been engaged in criminal activity harmful to another person or property involving, but not limited to: arson, assault , harassment or intimidation, terrorism, street gangs, theft, offenses of a drug or sexually-related nature , disturbing the peace or animal cruelty?				YES NO

If YES, please explain:

## EMERGENCY AGENT AUTHORIZED TO TAKE YOUR PERSONAL PROPERTY IN YOUR ABSENCE

Name and relation of a person not residing with you:			Phone:	
Address:	City:	State:	Zip:	

## AUTHORIZATION

I certify the information provided herein is true and complete to the best of my knowledge and understand that any false or misleading information will jeopardize the approval of my application. If any misrepresentation is discovered after my tenancy begins, I understand it could be grounds for termination of my rental agreement as a non-curable material noncompliance. I also understand that all approvals are tentative until the rental agreement is executed.

I authorize my prospective Landlord, Kellex Properties, LLC. and/or its agents to verify this information and further investigate my character, credit, employment and tenant history for the purpose of determining whether to rent an apartment to me. I authorize any past or present landlord, government agency, credit or collection agency, business or personal references and/or other persons to provide any information about me requested for this purpose. I unconditionally release and hold harmless any informant from all liability resulting from the furnishing of such information. In the event a rental agreement is executed, this authorization and release shall continue to allow for information updates reasonably required to review my open rental account.

Date: / /	Applicant Signature:	Phone:
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Please answer the following questions truthfully. You may be asked to further explain any "YES" answers. Your answers generally will not affect the approval of your rental application, however, may subject such approval to additional requirements or costs that may affect your decision to rent from our company.

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|--|-----|----|
| 01. Have you ever had a utility service account, such as electric, gas, water, etc., in your own name? | YES | NO |
| 02. Have you ever had a utility service disconnected due to nonpayment?                                | YES | NO |
| 03. Do you smoke or vape indoors?  | YES | NO |
| 04. Have you recently lived somewhere or had your belongings exposed to bedbugs?                       | YES | NO |
| 05. Do you have a major credit card, such as MC, Visa, Discover or Amex Exp.?                          | YES | NO |
| 06. Do you have a bank account?  | YES | NO |
| 07. Do you own or intend to keep a large fish tank (10+ gallons) or waterbed in the apartment?         | YES | NO |
| 08. Do you own or intend to keep any type of animal, insect, etc. as a pet(s) in your apartment?       | YES | NO |
| 09. Are you presently subject to any open bankruptcy filings?  | YES | NO |
| 10. Are you presently subject to any wage garnishments or court orders that affect your take-home pay? | YES | NO |
| 11. Have you ever been served a notice of noncompliance or lease violation from a former landlord?     | YES | NO |
| 12. Have you ever lived outside the state of Arizona in the past ten years?                            | YES | NO |
| 13. Have you ever used a different name than the one your have applied with?                           | YES | NO |

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_