

APPLICATION DISCLOSURE

Thank you for considering our rental for your next home. We sincerely endeavor to provide a quality place to live under fair terms and conditions, and to have a friendly, respectful relationship with our tenants, starting with this comprehensive up-front disclosure. We qualify applications based solely on: Income, Credit, Rental History, Lease Start Date, Number of Occupants, Vehicles, Pets and Criminal History.

Each occupant 18 years of age or older must submit all application documents ... see Checklist on page 3. A married couple submits just one application, but the information must be comprehensive for both. **The home is NOT being reserved for you until your complete application has been received and found acceptable, including proof of income, MySmartMove reports, and your Hold Deposit.**

Credit: An applicant with no credit history will be considered to have good credit. A FICO score under 600 is disqualifying. A foreclosure or property short-sale is NOT necessarily disqualifying.

Rental History: Each applicant must have a minimum of one (1) year of verifiable residency, which need not have been a rental ... where did you live for at least the last year ... and three (3) years, or more, is strongly preferred. Rental histories must be free of evictions and unpaid rents; must not reflect significant damage or dis-repair to property at exit; and must not include in any 12-month period more than two (2) late payments, one(1) NSF check, or two (2) incidents of noise or other community disturbances.

Criminal History: The application will be denied if any applicant has been convicted of a felony relating to sexual offenses, or crimes against persons or property. If an arrest record exists, for application approval, applicant must submit proof with the application of final disposition or innocence or case dropped.

Income: Gross monthly income must be three (3) times the monthly rent. The income of all applicants may be combined to meet the requirement. All income counts ... employment, annuity, pension, social security, etc. ... each claimed must be documented. Roommates (not married) must **each** have income of at least 1.5 times the rent, else one must have the full three times the rent.

Evidence of income is required ... pay-check stubs, bank statements, or ?, or last tax return for self-employed. This can be submitted at any time during the process but must be submitted before the application will be approved.

Rent Payments: Monthly rent must be **a payment by your bank** to the Landlord on or before the 1st of each month. **No exceptions!** Most all banks, credit unions, etc., **provide this functionality free of charge and will assist you to set it up.** With this service, **YOU DO NOT** ... write a check, buy an envelope, buy a stamp, address and stamp the envelope, walk the envelope to the mailbox, and then worry about all that being correct and the mail being delivered on time ... **each and every month.** **Your bank will do all of that automatically at no charge** with guaranteed delivery by the delivery date you set in the system.

Security Deposit: **The security deposit is NOT the last month rent.** A late charge will be assessed if the last rent payment is not received as normally. **There are not separate deposits for cleaning, pets, etc.** **The Security Deposit is applicable for any/all lease issues.** The amount of refund of the Security Deposit depends on the condition of the Premises, supplied personal property, and appliances at lease termination. If all is returned to the Landlord in the same condition as it was delivered to the Tenant, NORMAL wear and tear excepted, with all rent having been paid, the refund will be 100%. If there is damage, excess wear, uncleanliness, or any other condition to the Premises that is not consistent with the condition at delivery to the Tenant, some portion of the deposits will not be refunded, possibly none of deposits **plus** a demand for additional compensation if the cost of cleaning or repair exceeds the Security Deposit.

Vehicles: **Overnight on-street parking is prohibited** in many communities. Therefore, the number of cars and trucks to be parked overnight on premises is not to exceed the number of garage spaces plus two (2) ... the driveway spaces. **High-profile boats and RVs are not allowed.**

Pets: All animals to be on premises must be identified in the application, and all animals are subject to prior approval, at initial move-in and subsequently. Assistive and service animals are allowed, and no additional deposits are required as required by law, but application must include reliable evidence of disability. The lease may be immediately terminated for ANY animal that is a potential for liability, or ANY animal continually disturbing the community. **Pet rules are strictly enforced.**

Maintenance: Cleanliness of the Premises is to be maintained at all times, specifically including pet waste. Trash containers are to be put out and retrieved same day as pickup. As stated in Lease under **Maintenance Responsibility** and **Upkeep of the Premises**, Tenant is to provide labor, materials and tools for the following maintenance: replace light bulbs as needed; replace smoke detector batteries as needed; replace the HVAC air filter at least bi-monthly; mow and trim landscape.

Initials ... All Applicants 18 yrs. or older _____

APPLICATION DISCLOSURE ... *Continued*

Supplied Personal Property and Appliances: If Landlord supplies a refrigerator, washer, and/or dryer, this is done as a courtesy to the Tenant with no reflection in the rent, plus or minus. The item(s) will be fully functional at move-in. Landlord does NOT maintain these items to any degree AND the items must be returned to Landlord fully functional at move-out. Landlord will maintain built-in appliances properly used.

Utilities: Tenant is to pay all utilities, trash pickup and city services charges, if any. All are to be in tenant's name as of the move-in date. Tenant is to provide to Landlord correspondence/receipt for each utility showing that required deposits have been made by tenant prior to move-in. Utility contact information follows. Landlord pays the regular monthly HOA fee and for pool service, if applicable.

Water - 866-940-1102 Electric - 520-424-9021 Southwest Gas - 800-428-7324
 Waste Management - 866-909-4458 or 602-268-2222

Rent, Security Deposit, Earnest Deposit, Move-in Cash, and Daily Rent for Move-in not on 1st of month

			Move-in	
--sample--			Cash	
Rent	\$1,500.00			Daily for move-in
Maricopa Rent Tax ... 2%	\$ 30.00			<u>on other than 1st of month</u>
Monthly Rent Total ...	\$1,530.00		1,530.00	\$51
<u>Conditionally refundable Security Deposit</u>			2,250.00	
Applicable for any/all Lease issues including but not limited to				
rent payment and condition at move-out of premises,				
supplied personal property and appliances.				
			3,780.00	
Less Earnest Deposit			300.00	Becomes part of Security Deposit
Move-in Cash			3,480.00	

Initials ... All Applicants 18 yrs. or older _____

APPLICATION DISCLOSURE ... *Continued*

Application Process and Checklist of Submissions

1. APPLICATION DISCLOSURE ... this form
2. APPLICATION ... separate for each resident 18+ yrs. ... one application for spouses
3. Photo ID ... for each applicant/spouse, preferably a double-size photocopy
All of above items must be submitted before application will be considered
... submitted by handing to agent, faxing to 602-507-3414, or scan-email to info@TheNealTeam.com
... if you don't have a printer, I'll fax or email to UPS, FedEx, or ?, the docs for printing there.
4. After review of above items, Landlord will email to applicant either an application decline,
... or an invitation to Landlord's MySmartMove account for
5. Credit and Background check
... \$40 each applicant and each spouse ... just click the sent link in #4, then enter and submit information
What is MySmartMove? Find out here ... <https://www.mysmartmove.com/renter-credit-check.html>

If above pass review, Landlord will email to applicant notice of preliminary approval and request for

6. Proof of income for each applicant/spouse ... pay stubs or other official docs ... tax return for self-employed
May be submitted prior to reduce application time.

With receipt of proof of adequate income, Landlord will give notice of Acceptance

7. \$300 Hold Deposit ... as money order or cashier's check ... personal check not acceptable
... unit is NOT held until Hold Deposit is received by Landlord, or Listing Agent
... if supplied previously, will be returned in full if application is declined
To be received by Landlord or Listing Agent prior to move-in
8. Lease, Lease Addendum, Move-In/Out Condition Checklist
9. Payment of Move-In Total ... as money order, cashier's check or wire transfer... personal check not acceptable
10. Receipts/correspondence from each utility indicating that tenant is the responsible party for payment

Applicant Information -multiple applicants not spouses needing more space, use separate sheet for same info:

Name(s) _____

Current Residence Address _____

Email(s) _____

Principal Cell Number(s) _____

Requested Possession Date: ___/___/_____ Preferred Lease Term: _____ months (min=12)

Agent/Broker Information - just leave following section blank if you are not working with an agent

Agent Name _____

Agent Cell Number _____ Email _____

Agent Broker Company _____ Broker Tax ID: _____

Company Address: _____ Office Phone _____

Initials ... All Applicants 18 yrs. or older _____

APPLICATION DISCLOSURE ... *Continued*

Hold Deposit Agreement

Applicant acknowledges and agrees that where the terms and conditions of the Application and this Application Disclosure are in conflict, this Application Disclosure applies.

- the **property will *NOT* be held** until the **hold deposit and a complete application for each party 18 or over are delivered – see below**
- Based on the terms and conditions disclosed herein, Applicant agrees to a Hold Deposit of **\$300**.
- if Applicant cancels this Application prior to approval, or application is declined, or property is leased to another applicant the deposit shall be returned in full to Applicant.
- if Applicant cancels this Application after being notified of approval, or fails to deliver the Move-In Cash Total **on or before** the Move-In Date, Applicant forfeits the Hold Deposit and all rights to the Premises as of the Move-in Date
- Cancellation notice must be to info@TheNealTeam.com or faxed to 602-507-3414
- Hold Deposit must be a **cashier's check or money order** payable to **Landlord/Owner Name**
- **Delivery ...** to listing agent is recommended for timeliness ... Wally or Patricia Neal, HomeSmart, at 602-931-1010 or 480-310-3700. May also be snail-mailed (not advised for timeliness) or wired to owner. Get info from listing agent.
- The Hold Deposit becomes part of Tenant's Security Deposit held by the Landlord.

Application evaluation is usually completed within one business day once a complete application, including all disclosure forms and income proof documents for all applicants, has been delivered.

I/we have read the above application and qualification criteria and submit this form, application(s) and credit reports in the expectation that all applicants likely satisfy all of the criteria. Further, I/we hereby authorize the listing agents to provide full disclosure of all reports and facts to the landlord; for the landlord to make any and all inquiries necessary to validate my/our application for rental; and authorize any and all entities named on this application to freely provide any requested information to Landlord, and waive all right of action for any consequence resulting from such information, or the providing thereof

All Applicants 18 years or older

Tenant Signature/Date

Tenant Signature/Date

Tenant Signature/Date

Tenant Signature/Date