

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 and term, Number of Occupants, Vehicles, Pets and Criminal History.

Please also note that we do NOT collect sensitive info on the Application form.
You will enter that info only for the credit bureau ... MySmartMove

There is no "application" fee.

The only upfront fee is the charge by MySmartMove for the credit/background check service.

Each occupant 18 years of age or older must submit all application documents ... see Checklist on page 3. Each person of a married couple submits an application so all income is included and for background check.

Credit: A FICO score under 620 is disqualifying. A foreclosure, discharged bankruptcy, medical bill, judgement, etc., is **NOT** necessarily disqualifying as long the recent payment history is satisfactory. A young adult with no credit history is assumed to have good credit.

Resident History: 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 numerous incidents of noise or other community disturbances.

Criminal History: The application will be denied for recent arrest or conviction for a felony relating to sexual offenses, or crimes against persons or property.

Income: Gross monthly income (before taxes) must be three (3) times the monthly rent. Multiple unrelated applicants 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 and financial stability are required ... last two pay-check stubs, or tax return for self-employed, plus last two bank statements along with the application. ***Obliterate sensitive information, such as account number and social security number.***

Rent Payments: **Monthly rent must be by bank-pay system or electronic. No exceptions!** All banks, credit unions, etc., provide this functionality free of charge and will assist you to set it up. See **DELIVERY** section on last page here for more details. It would be a breach of Your Lease to allow this service to lapse for any reason.

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 is NOT a separate deposit for cleaning, pets, etc. The one 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.

Maintenance: Cleanliness of the Premises is to be maintained at all times, specifically including animal 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, if applicable.

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.**

Initials ... All Applicants 18 yrs. or older

APPLICATION DISCLOSURE ... *Continued*

Animals: 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. Service animals are allowed, and no additional deposits are required as required by law, but application must include written, local certification of animal status. The lease may be immediately terminated for ANY animal that poses liability potential, or that damages premises, or that causes community complaints for noise or other disturbances..

Supplied Personal Property and Appliances: If Landlord supplies a refrigerator, washer, dryer, and/or lawn mower, 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.

Utilities: Tenant is to pay for all utilities and city services charges. **All are to be in tenant's name as of the move-in date.** Landlord pays the regular monthly HOA fee and for pool service, if applicable.

Global Water – 866-940-1102 WM – Waste Management – 602-268-2222 Electric District #3 -520-424-9021
 Southwest Gas - 800-428-7324, if applicable
 City of Phoenix Water & Trash - 602-262-6251 SRP Electric – 602-262-6251 APS Electric -

Example - Rent, Security Deposit, Earnest Deposit, Move-in Cash, and Daily Rent for move-in on other than 1st of month..

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------|
| | | Move-in Cash | |
| Rent | | \$ 1,650 | Daily rent for move-in |
| Rent Tax ... if applicable | 0.0% | \$ - | <u>on other than 1st of month</u> |
| Monthly Rent Total | for December | \$ 1,650 | \$55 |
| Conditionally refundable Security Deposit | 1.5 x Rent | \$ 2,475 | |
| Applicable for any/all Lease issues including, but not limited to, rent payment and condition at move-out of premises, supplied appliances, and any other supplied personal property specified in the Lease Agreement. | | | MOVE-IN DATE IS JUST AN EXAMPLE FOR ILLUSTRATION OF CALCULATIONS AND OTHER DATE-RELATED ITEMS HERE |
| Security Deposit does NOT include rent for last month of lease. | | \$ 4,125 | |
| Rent for LAST MONTH of lease is SAME AS ALL OTHER MONTHS in all respects. | | | |
| Less Earnest Deposit ... if any previously paid | | \$ - | Becomes part of Security Deposit |
| | | \$ 4,125 | |
| Move-in Date | 15-Nov | | |
| Early move-in Rent Days | 16 | \$ 880 | <--- Days x Daily Rent |
| Move-in Cash | | \$ 5,005 | |
| | 1st regular monthly rent payment due | 1-Jan | |

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

APPLICATION DISCLOSURE ... *Continued*

Application Process ... and Checklist of Submissions

1. APPLICATION DISCLOSURE ... this form ... initialed and signed by each applicant 18+ years.
2. APPLICATION ... separate for each resident 18+ yrs. ... a separate application for each spouse
3. Photo ID ... for each applicant/spouse, preferably a double-size photocopy

... if you don't have a printer, I'll fax or email 1 and 2 to your local UPS, FedEx, or ?, for printing there

Return/Submit them by one of the following:

- If you have access to a scanner, scan the docs and attach to email to wally@thenealteam.com
- Fill the forms out at the Fedex or UPS where sent, then have them scan and email them back
- Fax to 602-507-3414
- Use the "Notes" and photos from your cell phone to email back to the above address
... I have not tried this but I'm told it works, at least with an iPhone
- Hand deliver to me in north-Phoenix. Call 602-931-1010 to make arrangements

After review of above items, Landlord will email to applicant one of the following

- an invitation to Landlord's MySmartMove account ... the process continuing with step 4 just below
- an application decline

4. Credit and Background check ... \$40 each applicant and each spouse ... paid to Transunion/MySmartMove

Just click the sent link, then enter and submit the information required there.

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 ...

5. Evidence of income for each applicant/spouse
... last bank statement ... pay stubs for last 30 days, or last 1040 tax return for self-employed.
Such info may be submitted previously to reduce application time.

With acceptable evidence of adequate income, Landlord will give notice of preliminary acceptance and email the Lease and Lease Addendum through an electronic signature system.

If Applicant cannot execute those documents through the electronic system, the documents must be printed by the Applicant, executed manually and delivered to the Landlord or the Listing Agent.

If Applicant does not have a printer, the documents can be emailed to a UPS, Fedex or other such service for printing and pickup by the Applicant.

To be received ***prior to move-in***

6. Executed Lease, Lease Addendum
7. Move-In/Out Condition Checklist ... created at your property Walkthrough
8. Move-In Total payment ... delivered as bank cashier check or money order at your property Walkthrough
9. Receipts/correspondence from each utility indicating that tenant is the responsible party for payment.

Applicant Information – Please write or print legibly. Separate applicant names with commas.

Name(s) _____

Cell Number(s) _____

Email Address(es) _____

Requested Possession Date: ____/____/____

Agent Information - please write **NONE** for agent name if you are not working with an agent

Agent Name _____

Agent Cell Number _____ Email _____

Agent Broker Company _____

Application evaluation is usually completed within one business day once a complete application has been delivered.

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 I/we waive all right of action for any consequence resulting from such disclosures, or the providing thereof.

All Applicants 18 years or older

Applicant(s) acknowledges and agrees that where the terms and conditions on the Application for Occupancy and this Application Disclosure are in conflict, this Application Disclosure applies.

Tenant Signature/Date

Tenant Signature/Date

Tenant Signature/Date

Tenant Signature/Date