

Tenant Locating Services Provided by Real Estate Lifestyles, LLC

Thank you for considering Real Estate Lifestyles, LLC as your housing provider. We provide quality homes throughout the area and look for quality tenants to fill them. To make your home shopping process as smooth as possible, please review the following information before completing your application.

APPLICATION STANDARDS

Income Level: You should have gross income of at least three times the monthly rent amount. We must be able to verify employment history and income. If you are self-employed, we will need tax returns for the last two years.

Credit History: To determine satisfactory credit worthiness we obtain a report from a credit reporting agency.

Rental History: Your previous residencies must be verifiable, and free of evictions, judgments and unpaid rents.

Occupancy: The number of occupants may not exceed two persons per bedroom.

Pets: Policies on pets vary from home to home. Please call the office to determine the pet policy for the home which you are applying for. Pet policies are strictly enforced, and any breach will be grounds for termination of the lease, at tenant's expense.

SUBMITTING YOUR APPLICATION

Complete Form: The form must be filled out completely and signed before it can be processed. Missing information will delay the processing of your application, as well as missing signatures.

Drop off Form: Drop off your completed, signed application, along with a check for \$25 per each 18 year old occupant to Real Estate Lifestyles, LLC, 223 N. Gilbert Rd., Gilbert, AZ 85234, there is a drop slot at the front door if it is after hours. This is a non-refundable processing fee, which covers the cost of the credit report(s), employment verification, criminal check, etc.

SIGNING THE LEASE

Once you are approved you will be notified by phone and we will schedule a lease signing date. All adults must sign the lease. Until you have given us earnest money equal to one months rent, any other applicant may apply and secure the rental. After you are accepted and have given us one months rent it becomes non-refundable as we then take the property off the market. At the lease signing appointment security deposit, cleaning deposit and first month's rent will be collected in the form of a cashier's check. Future checks may be personal. In the event of a returned check for non-sufficient funds, a cashier's check will be required from then on.

Tenant Locating Services

Real Estate Lifestyles, LLC

223 N. Gilbert Rd.

Gilbert, AZ 85234

480-813-8339

480-813-8334 FAX

1. Leases- Leases are for a minimum of one year, unless otherwise stated. All leases require a 30-day written notice to vacate, even if the move is in conjunction with a lease expiration. Residents must allow property to be shown during notice period, or 30 days notice period will start upon vacancy. We do not break leases for a voluntary move; any resident vacating during the initial lease period for reasons other than official military transfer orders will be charged a \$200 fee to cover processing costs in addition to being liable for any lost rent, the costs of re-renting the premises, and forfeiting the security deposit.
2. Rent- All rents are due in full on the 1st of the month. Please notify the owner if you anticipate any problems paying the full rent on time.
3. Insurance- The property owner carries a fire policy that covers the dwelling only. Insurance coverage for the contents (i.e. your furniture, jewelry, etc.) must be provided by the tenant. The owner recommends that tenant obtain liability coverage also to cover negligent or accidental acts by resident, family, pets and/or guests.
4. Maintenance- Routine maintenance such as replacing faucet washers, cleaning gutters, replacing furnace filters and lawn and shrub care is the responsibility of the resident. All repair calls must go through the property owner. A repair deemed to have been made necessary by the resident (i.e. a kitchen drain stopped up by grease) will be billed to the resident. No changes may be made to the premises without prior approval of the property owner – including contact paper in cabinets, wallpaper, painting, taking out or adding plants, etc.
5. Pest Control- If a pest control problem exists at the time a resident occupies a house, the owner will have a professional pest control company spray the property one time at the owner's expense. Any additional spraying/treatments after occupancy will be the responsibility of the resident. Any dangerous pests such as scorpions, killer bees and fire ants must be reported to the property owner.
6. Inspection – Please fill out the inspection report and return within 5 days of taking possession of the property. This inspection will be used as a comparison for the one done at the time you vacate. If you find something that does not work you may call the owner.
7. Cleaning- When the property is turned back over to the owner after you vacate it must be clean. This includes, but is not limited to the stove, oven, refrigerator, bathrooms, cabinets, woodwork, walls, and windows. All trash is to be removed and may not be left outside for later pick-up by garbage collectors. Any residue or smell from pets, cooking, smoking, etc must be eliminated or will be considered as damage. Carpets will be professionally cleaned by landlord.
8. Helpful Hints- For those who have never had the cultured marble, acrylic or fiberglass tubs before, please do not use scouring powder to clean them. It will ruin the finish. There are special cleaning products for these. If the oven is self-cleaning, please do not use oven cleaner in it. **NO SMOKING IS ALLOWED INSIDE PROPERTY.**

RENTAL APPLICATION

First Name:	First Name:
Last Name:	Last Name:
Date of Birth:	Date of Birth:
SS #:	SS #:
Complete present address:	
Phone numbers where you can be contacted now: Tel: _____ Other: _____ Cell: _____	
Email address: _____	
Reason for moving:	
Present landlord:	Telephone:
Address:	
If less than 2 years, previous landlord:	
Address:	Telephone:
Employed by:	How Long:
Address:	Telephone:
Supervisor:	Monthly income:
HR Phone:	Other Income:
Credit History:	Bank:
In case of emergency notify:	Relationship:
Address:	Phone:
Total # of occupants:	Ages:

<p>Pets: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Type of Pet: _____ Breed if known: _____</p> <p>Age _____ Weight _____</p> <p>Spade/Neutered: _____</p> <p>Declawed: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>Automobile makes:</p>
<p>Boat, trailer or other RV vehicles:</p>
<p>Recreational Vehicle makes:</p>
<p>Have you ever filed bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, when and why?</p>
<p>Have you ever been evicted from any tenancy, or willfully refused to pay rent when due?</p>
<p>Have you ever been evicted from any tenancy or had an eviction notice served on you?</p>
<p>Have you ever been convicted of a misdemeanor or felony other than a traffic or parking violation?</p>
<p>Are you a current illegal abuser or addict of a controlled substance?</p>
<p>Have you ever been convicted of the illegal manufacture of distribution of a controlled substance?</p>

Have you ever filed a petition of bankruptcy? Yes No

If the answer is yes to any of the above, please indicate the date: _____

I declare that the foregoing is true and correct, authorize its verification and the obtaining of a credit report. I agree to pay the landlord a non-refundable screening fee of \$25 per each occupant 18 years and older. I understand that I am entitled to a copy of any consumer credit report obtained by the landlord. I further agree that Landlord may terminate any agreement entered into in reliance on any misrepresentation made above.

Applicant acknowledges that all information listed on this application is true and accurate and hereby authorizes verification of all information on this application including a credit/criminal check by the agent of the owner.

Address being applied for: _____

Possession date: _____

Rent:	
Deposit:	
Pet Deposit::	
Cleaning/Administrative Fee:	
Referring Agent::	
Special Requests:	

Applicant Signature: _____

Applicant Signature: _____

Date: _____