

The EATON Team
WEST USA – ARROWHEAD OFFICE
16150 N Arrowhead Fountain Center Dr. - Suite 100
Peoria, Arizona 85382



Rental Application Policy

Thank for considering one of our rental homes. We strive to offer the very best possible rental homes and we look for the every best tenants – tenants that will take pride in the home they will live in!

After you have completed the rental application, and reviewed and signed the Residential Occupancy Standards, please return all forms (in person or via US Mail), along with the appropriate application fee(s) to our main office at **16150 N. Arrowhead Fountain Center DR., #100, Peoria AZ 85382**; we are located on the SW Corner of Paradise and 83rd Ave; right behind PF Changs. Please note: we will not approve any application without the following information:

1. Completed Rental Application for each person 18 or over that will occupy the property.
2. Application fee(s) of \$30 per person, 18 or over, that will occupy the property. Fee(s) can be paid via certified check or cash ONLY. FYI: if married, the application fee is a total of \$40 for the married couple and, if applicable, an additional \$30 for each person 18 or over that will occupy the property. Application fees are non-refundable in all cases.
3. Proof of income or savings (i.e.: pay stubs, savings account statements or tax returns).
4. Copy of Government issued photo ID for each applicant 18 or over.
5. Valid contact information (phone # and address) for current and past landlord(s).
6. Signed copy of **Residential Occupancy Standards**.
7. An initialed copy of the **Rental Application Policy** (this page).

Our application process includes:

1. Verifying previous rental history and/or home ownership.
2. Verifying household income and/or employment.
3. Researching credit history and criminal background.

Your application will be processed in three (3) business days; provided all information and documents and application fee(s) are returned with the application and previous landlord(s) are prompt in responding to our request to verify your previous tenancy.

When/If your application is approved, you must return to our office within three business days with the holding/security deposit (**certified funds ONLY**) and sign the lease. On the date of possession, you will return to our office (**during normal business hours**) with the remainder of the pre move-in funds (**certified funds ONLY**) to pick up keys, remotes and lease documents.

Thank you, The EATON Team
Office: 623-412-0600
Fax: 623-486-4627

Tenants Initials: _____

The EATON Team
WEST USA – ARROWHEAD OFFICE
Residential Occupancy Standards



Property Address: _____

It is our policy to actively pursue and offer equal housing for all persons regardless of race, color, religion, sex, national origin, handicap or familial status.

To that end, and to protect the financial interests of our property owners, we require that all residents meet the following occupancy standards:

Policies:

1. All persons leasing a property must be of legal age to sign a binding contract (18 years or older) and all persons over the age of 18 that will occupy a property longer than two (2) weeks must complete an application and pay the \$30 application fee. Application fees are non-refundable in all cases.
2. All applicants must have a valid U.S. Social Security number or must provide documents that demonstrate they are in the United States legally, have verifiable residency (AZ driver's license, AZ plates on their personal vehicle, etc.) and a good payment history from their current and previous property owner (not related to the applicant)..
3. The gross monthly income must be equal to three times the rental amount.
4. Applicants must have current verifiable employment. As a minimum requirement, applicant must provide pay check stubs or other legal forms of income from the previous thirty (30) days; which will be used to verify income. If Applicant is retired, self-employed or unemployed ask for requirements.
5. All applicants must have a "favorable" credit rating; said minimum favorable rating may vary depending on each individual property owner's requirements. Further, at the property owners' discretion, a co-signer may be allowed if any serious credit infractions exist. Co-signers must meet the same requirements as an applicant except their income to rent ratio must be a minimum of 6:1. i.e.: If rent is \$1000/month, the co-signers gross income must be at least \$6000/month.
6. Maximum occupancy is generally equal to two (2) persons per bedroom. ((Biological children of the resident under the age of 24 months are not counted)).
7. Any applicant convicted of a felony or misdemeanor drug or violent crime may not be accepted for residency; depending on each individual property owner's requirements.
8. Any resident, or guest of a resident, that is charged with a felony or misdemeanor drug related or violent crime while residing in any property managed by The EATON Team may be subject to immediate eviction and must vacate the property within forty-eight (48) hours. All security deposits will be forfeited.
9. Any resident, or guest of a resident, that violates any homeowner association rules that results in a fine agrees to pay the fines levied by the HOA plus an additional \$25 administration fee. In addition, any resident or guest of the resident, that violates any HOA rule more than three (3) times within the same lease period may be subject to an immediate lease termination and must vacate the property within forty-eight (48) hours. All security deposits will be forfeited.
10. Tenants may obtain a copy of the Arizona Landlord Tenant Act from the Arizona Secretary of State's web-site:
www.azsos.gov/public_services/publications/residential_landlord-tenant-act

By signing below, I understand the condition of acceptance of my application. I also understand that by falsifying any information on my application will result in denial or eviction.

Printed Name

Printed Name

Signature/Date

Signature/Date

NOTE

There are 2 pages to be filled in.
Application must have the **\$30.00 per applicant, \$40 per married couple** fee. Application fee is Non-Refundable.



GR Edick, PLC
The EATON Team

16150 N Arrowhead Ftn. Center #100
Peoria, AZ 85382
602-375-3300 office
623 486-4627 fax

Rental Application

Property Address: _____

I want Lease to begin on _____ and last for _____ months.

Applicant's Name & Current Address Information

Applicant Number 1:

Full Name _____
SS# _____ Birthdate _____
Driver License # _____ State _____
Current Address _____
City _____ State _____ Zip _____
Current Phone # _____
Best # for Contact: _____
Email Address: _____
Landlord _____
Landlord Phone # _____
from _____ to _____ Rent \$ _____
Why are you moving? _____

Applicant Number 2:

Full Name _____
SS# _____ Birthdate _____
Driver License # _____ State _____
Current Address _____
City _____ State _____ Zip _____
Current Phone # _____
Best # for Contact: _____
Email Address: _____
Landlord _____
Landlord Phone # _____
from _____ to _____ Rent \$ _____
Why are you moving? _____

Previous Address Information

Address _____
City _____ State _____ Zip _____
from _____ to _____ Rent \$ _____
Landlord _____
Landlord Phone # _____
Why did you move? _____

Address _____
City _____ State _____ Zip _____
from _____ to _____ Rent \$ _____
Landlord _____
Landlord Phone # _____
Why did you move? _____

Have You Ever?

Paid rent late?	Yes ___ No ___	Paid rent late?	Yes ___ No ___
Left owing rent?	Yes ___ No ___	Left owing rent?	Yes ___ No ___
Been evicted?	Yes ___ No ___	Been evicted?	Yes ___ No ___
Broke Rental Agreement?	Yes ___ No ___	Broke Rental Agreement?	Yes ___ No ___
Left Property Damaged?	Yes ___ No ___	Left Property Damaged?	Yes ___ No ___
Been Convicted of a Felony?	Yes ___ No ___	Been Convicted of a Felony?	Yes ___ No ___

Other Occupants _____

Pets - Number _____ Type _____ Weight _____

(go to 2nd page)

Employment Information

Employer _____	Employer _____
Position _____	Position _____
Supervisor's Name _____	Supervisor's Name _____
Supervisor's Phone # _____	Supervisor's Phone # _____
Date I started working there _____	Date I started working there _____
Income _____	Income _____
Monthly take home _____	Monthly take home _____
Other Income _____	Other Income _____
Other Income _____	Other Income _____
Total Monthly Income _____	Total Monthly Income _____

Credit Information

Bank _____	Bank _____
Branch _____	Branch _____
Checking Account # _____	Checking Account # _____
Savings Account # _____	Savings Account # _____
Credit Cards	Credit Cards
Type _____ # _____	Type _____ # _____
Type _____ # _____	Type _____ # _____

Vehicle Information

Type (Car,Truck,Motorcycle) _____	Type (Car,Truck,Motorcycle) _____
Make _____ Model _____	Make _____ Model _____
Year _____ License # _____ State _____	Year _____ License # _____ State _____

Personal Information

References	References
1. _____ Phone # _____	1. _____ Phone # _____
2. _____ Phone # _____	2. _____ Phone # _____
In Case of Emergency Notify:	In Case of Emergency Notify:
1. _____ Phone # _____	1. _____ Phone # _____
Relationship _____	Relationship _____
2. _____ Phone # _____	2. _____ Phone # _____
Relationship _____	Relationship _____

*Applicant hereby authorizes verification of all information including credit reports and rental history by **Data Access Inc.** Any false information listed herein shall constitute grounds for rejection of the application and termination of Rental Agreement (Lease) and Right of Occupancy and Forfeiture of all deposits.*

Please make all checks/money orders payable to GR Edick, PLC. Fee is \$30 per applicant, \$40 per married couple

Applicant _____ Date _____

Applicant _____ Date _____