

SUNSET VILLA APARTMENTS

EFFECTIVE 3/21/17

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA

RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER AND A NON-REFUNDABLE APPLICATION FEE PAID FOR EACH APPLICANT. (THE EXCEPTION WOULD BE AN INDIVIDUAL LIVING WITH A PARENT, GUARDIAN OR THEIR DESIGNEE OR A FULL TIME ASU STUDENT WITH A STUDENT ID, PASSPORT OR VISA, AND PROOF OF INCOME TO COVER RENT)

1. **INCOME:**

Gross income per apartment must be two and one-half (2.5) times the amount of the rent. If not verifiable by employer, we require the past 6 months of bank statements or certification from the bank that the account maintains a minimum average monthly balance of two and one-half (2.5) times the rental amount.

2. **EMPLOYMENT:**

A prospect must have verifiable current employment and six months employment history or a verifiable source of income.

3. **CREDIT:**

All applicants must provide a valid social security number. A credit report will be processed on each applicant. All applicants will be evaluated on a percentage system. The applicant can have no more than 30% negative credit on the current status of all accounts. Any accounts that are over two years old or relate to defaulting on a current home mortgage will be waived in determining percentage of negative credit. No credit history will be interpreted as good credit. If an applicant takes exception with the credit findings, he or she is responsible for contacting the credit bureau. If the discrepancy can be cleared up, applicant will be considered on the basis of new information. International applicants are an exception to the above, however, they must show proof of current college enrollment or a current visa will be required for valid verification.

4. **RESIDENCY/ RENTAL HISTORY:**

Two years verifiable residency on current/ previous address with at least 6 months rental or home ownership history.

5. **APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS:**

- a) Having unresolved debts to a previous landlord and/or non-compliance with any terms of the lease/contract and/or community policies. (A maximum of two late payments or returned checks per year of residency is acceptable.)
- b) Having been evicted by a previous landlord for cause in the past four years.
- c) Currently in the process of filing a bankruptcy.
- d) Having been convicted of manufacturing and/or distributing a controlled substance or any drug related conviction.
- e) Any information on the rental application is not true.

NOTE: If applicant or any other intended occupant has any type of criminal background, the applicant and all other intended occupants may be denied. The decision will depend upon the nature of the crime.

6. **AGE:** Applicants must be at least 18 years of age.

7. **OCCUPANCY:** Maximum number of occupants per apartment:

Studio: 2 Occupants 1 Bd/1Ba : 3 Occupants 2 Bd/1 Ba: 4 Occupants

If for any reason, the number of occupants exceeds the maximum number for that floorplan, residents will have a maximum of 90 days to transfer to the appropriate floorplan to comply with our occupancy limits.

8. **SECURITY DEPOSIT:**

A security deposit and non refundable fee must be paid in full prior to moving in.

Studio & 1 Bd/1Ba \$150 Deposit/ \$175 Fee 2 Bd/1Ba \$175 Deposit/\$175 Fee

If applicant is not approved, a check for the amount of refundable deposit will be mailed in 14 business days..

9. **PET DEPOSIT/ PET POLICY:**

A maximum of two cats per apartment will be allowed with a \$150 non-refundable pet fee.

There will be a \$10 per month charge per animal for pet rent. Cats must be neutered, indoor cats. All residents with cats are required to submit a veterinarian statement establishing proof of neutering. All residents with pets must have a pet agreement on file. (The only exception to these policies would be pets which are designated as service animals required to accompany a resident with a verified disability for the specific purpose of aiding that person)

10. **PARKING:**

A maximum of two vehicles per apartment is allowed. All vehicles must have current registration and be operable.

11. **RENT:**

All rent, deposits and fees must be paid by check, money order or cashier's check. If the deposit check is returned by the bank, application will automatically be denied.

12. If a prospective resident fails to meet all the criteria, but meets at least two of the criteria listed in items 1 through 4, the following options are available. (Note: Items 5-11 must be met by all applicants.) a) A guarantor may be used. The guarantor must complete an application, pay the application fee, meet all criteria (Income must be four times the amount of rent.) and must sign all required paper work and have it notarized before the resident moves in. If the prospective resident does not have a guarantor, the first and full last month's rent must be paid in advance with cashiers check/money order.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

APPLICANT'S SIGNATURE

Date

APPLICANT'S SIGNATURE

Date

AGENT FOR OWNER

Date

RENTAL APPLICATION
 La Cresenta and Sunset Villas Apts.
Each applicant, Co-Applicant or Co-Signer must submit separate applications

| | | | | | | | |
|--|-----------|---|--------|-----------------------------------|----------------------|---------------------|-----------|
| Management Company: Kennedy Wilson Properties | | Apartment Name: | | Agents Name: Anna Winstead | | Application Date: | |
| Applicant Name (Last, First, Middle) | | Birthdate (MM-DD-YYYY) | | Drivers License # | | State Issued: | |
| Applicant's Social Security #: | | Marital Status (Circle one) Married Single Separated Divorced | | | Best Contact Phone # | | |
| Applicant's Email Address: | | Desired Move-in Date: | | Referred By: | | | |
| RESIDENCE HISTORY | | | | | | | |
| Present Address: | | Apt. #: | | City: | | State: | Zip: |
| Own or Rent | Rent Amt. | Move-in Date: | | Move-out Date: | | Reason for Leaving: | |
| Present Landlord/Mortgage Co./Apartment Community: | | | | Present Landlord Contact Phone #: | | | |
| Previous Address: | | Apt. #: | | City: | | State: | Zip: |
| Own or Rent | Rent Amt. | Move-in Date: | | Move-out Date: | | Reason for Leaving: | |
| Previous Landlord/Mortgage Co./Apartment Community: | | | | Present Landlord Contact Phone #: | | | |
| EMPLOYMENT HISTORY | | | | | | | |
| Present Employer: | | Phone # | | Supervisor: | | | |
| Employer Address: | | Position: | | Monthly Income: | | Hire Date: | End Date: |
| Previous Employer: | | Phone # | | Supervisor: | | | |
| Employer Address: | | Phone # | | Monthly Income: | | Hire Date: | End Date: |
| Additional Income: | | Source: | | Amount per Month: | | | |
| <i>Additional income such as child support, alimony, or separate maintenance need not be disclosed unless additional income is to be included for qualification.</i> | | | | | | | |
| PERSONAL DATA | | | | | | | |
| Emergency Contact Person: | | Best Contact #: | | Relationship to Applicant: | | | |
| Above person is authorized to remove and/or store contents of dwelling/mailbox in the event of an emergency: | | | | | | | YES OR NO |
| Have you or your spouse ever been evicted? | | Broken Rental Agreement? | | Been convicted of a felony? | | | |
| Been convicted of a drug related crime? | | Are you or your spouse a registered sex offender? | | | If yes, what State? | | |
| <i>List all other occupants who will be residing in the apartment who are not signing the lease (owner children, etc.)</i> | | | | | | | |
| Name: | | Age: | | Relationship: | | | |
| Name: | | Age: | | Relationship: | | | |
| Name: | | Age: | | Relationship: | | | |
| Type of Vehicle: | Year: | Make: | Color: | License # | | State: | |
| <p><small>The undersigned applicant represent that all the above statements are true and complete and hereby authorize verification of each information. The above apartment community/owner and the applicant acknowledge the applicant has paid an Administration Fee/Building Fee. This fee may be refunded if the applicant notifies management within 3 working days from the date the applicant was notified of approval or if the applicant is not accepted as a resident, or if the application is withdrawn within 72 hours of the date it is signed. If the applicant is accepted and the applicant subsequently does not move in, the fee will be retained. Further, false information given above shall nullify apartment community/owner's (a) Right to application, (b) Return Administration Fee/Building Fee, (c) Terminate applicant's subsequent right of occupancy. Applicant authorizes the above named Community to obtain credit report and verify all information listed above. Any information contained here will be used, shared in written or electronic form as necessary.</small></p> | | | | | | | |
| Applicant Signature: _____ | | | | Date: _____ | | | |
| Management Signature: _____ | | | | Date: _____ | | | |



Office: 480-967-8203 Fax: 480-350-9211

To: _____

Fax: _____

Resident Verification: ___ Current ___ Former Unit # _____

Applicant's Name _____

Move In Date: _____

Move Out Date: _____

Monthly Rent: _____

Did they fulfill lease? Yes No (circle one)
Lease Expires: _____

Did they give 30 day notice? Yes No (circle one)

Any late payments Yes No (circle one)
#of late payments _____

Any Complaints? Yes No (circle one)
Nature of complaints(s):

Would you rent again if qualifies? Yes No (circle one)
Additional comments:

Verified by: _____ Title: _____
Date: _____

I authorize the above company to release to La Cresenta pertinent information regarding my residency.

App. Signature _____ Date _____

App Signature _____ Date _____

App Signature _____ Date _____

Employment Verification

TO: _____

Fax: _____

RE: _____

The above mentioned person/persons have applied for an apartment home at La Cresenta Apartments. Part of our screening criteria is to verify employment and/or other income. Please Provide the following information regarding _____

Date of Hire: _____

Position: _____

Monthly Income: _____

Comments: _____

By signing below, I authorize the release of the above mentioned information to La Cresenta Apartment Homes.

Signature of Applicant

Date

Signature of Applicant

Date

Please fax this form back to La Cresenta Apartments at 480-350-9211. Thank you very much for your cooperation.