

WELCOME TO PETERSON ENTERPRISES LLC

Thank you for considering Peterson Enterprises LLC as your housing provider. We strive to provide quality and affordable homes for all households we manage. As a management company we represent homeowners who have entrusted us to care for their properties. We invite you to view this home on our website at www.RentInAZ.com. As a potential customer of our firm we ask that you carefully review the following information. For additional information please call 623-825-5492.

Application Standards All applicants pass through a screening process:

Income Level.....Each Applicant **must have** a Gross Income of at least 3 (three) times the monthly rent amount. Married couples and related residents over 18 may combine income. **All non-related persons should apply individually & each must meet the above income requirement.** We must be able to verify employment history. If you are self-employed we will need tax returns for the last two years.

Credit History.....To determine satisfactory credit worthiness we may run a report through a credit-reporting agency.

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

Occupancy.....The number of occupants may not exceed 2 persons per bedroom, plus 1 additional person in the home.

All occupants 18 years of age and over must submit an application (related persons may share an application).

Pets/Smoking.....There is a strict NO pet policy and a NO smoking inside the house policy. Violations will result in fines and/or eviction.

Submitting Your Application

1. **Complete the Application Form** – The form must be completely filled out and signed before it can be processed. Missing information will result in processing delays.
 2. **Submit Copies of Recent Pay-stubs** – Make a copy of your 2 most recent pay-stubs to submit with your application. If you are combining income to qualify please provide 2 pay-stubs for each applicant. If you are self-employed please include your last two tax returns.
 3. **Submit the Application** – Mail your completed applications, any applicable applications fees, photo ID, and proof of income to us OR Fax it to us at 1-888-376-8693, ext 4 OR email your documents to rent@RentInAZ.com. *We cannot begin processing until all forms, copies, etc. are received.*
 4. **Wait for our Call** – Depending on the timely response of references your application will be processed within **1-2 working days**.
 5. **If Approved, Pay the Full Security Deposit Immediately to Hold the Home** –Cashier's Check, money order, or direct deposit will be accepted.
 6. **Pay All Move-in Funds When You Sign Lease** – The first month's rent, a security deposit and a non-refundable \$100 cleaning fee and \$65 re-keying fee. Again, Cashier's Check, money order, or direct deposit will be accepted.
-

Acknowledgment

Applicant acknowledges that the above information is understood, and has been informed:

1. *Signature below signifies authorization to process application*
2. *If applicant withdraws application following approval, all deposits will be forfeited*
3. *A free copy of the Landlord/Tenant law is available at the AZ Secretary of State's office at 1700 W. Washington, (602) 542-4285.*

Signed: _____ Date: _____

Signed: _____ Date: _____

Please mail, fax, or email this form

**Address: Peterson Enterprises LLC
10625 W. Adela Drive
Peoria, AZ 85383**

Phone: 623-825-5492

Fax: 888-376-8693, ext 4

Website: www.RentInAZ.com

Email: rent@rentinaz.com

RENTAL APPLICATION

Please Complete the Application in its entirety. All Non-Related Individuals 18 and Older Must Complete a Separate Application.

Address of Home Desired 14501 N 129th Dr, El Mirage, AZ 85335 Today's Date _____

Move-in Date Desired _____ Drivers License # _____ (a copy will be needed)

Applicant Full Name _____ SS# _____ Birth date _____

Please circle one: Married Divorced (If yes, how long?) _____ Separated Single Drivers License # (Spouse) _____

Spouse Full Name _____ SS# _____ Birth date _____

List All Other Residents: Relationship Age

Present Address _____ City _____ State _____ Zip _____

Home Phone(_____) _____ E-mail Address-Print clearly: _____

Cell Phone (_____) _____ 2nd Cell Phone (_____) _____

Rent or Mortgage Payment _____ How Long at this Address? _____

Landlord or Mortgage Co. _____ Telephone (_____) _____

Reason for Leaving _____ Fax (_____) _____

Previous Address _____ City _____ State _____ Zip _____

Rent or Mortgage Payment _____ How Long at this Address? _____

Landlord or Mortgage Co. _____ Telephone (_____) _____

Reason for Leaving _____ Fax (_____) _____

Applicant Employer _____ How Long? _____ Gross Income _____ per _____

Address _____ Telephone (_____) _____

Position _____ (Provide 2 Pay-stubs) Supervisor _____

Previous Employer _____ How Long? _____ Telephone (_____) _____

Spouse Employer _____ How Long? _____ Gross Income _____ per _____

Address _____ Telephone (_____) _____

Position _____ (Provide 2 Pay-stubs) Supervisor _____

Previous Employer _____ How Long? _____ Telephone (_____) _____

Other Sources of Income _____

Nearest Relative (not living with you) _____ Telephone(_____) _____

Address _____ City _____ State _____ Zip _____

Character Reference _____ Relationship _____ Telephone(_____) _____

Address _____ City _____ State _____ Zip _____

Bank Reference _____ Branch Address _____

Checking Account # _____ Savings Account # _____

Number of Vehicles (including motorcycles, trailers, RV's, boats) _____ Driver's License No. _____

Make & Model _____ Year _____ License _____ State _____

Make & Model _____ Year _____ License _____ State _____

Have you ever filed bankruptcy? _____ - If yes, circle one: indicate discharged or Dismissed - Chapter & year? _____

Has any applicant ever been evicted from a rental property? _____

Has any applicant had a civil judgment or collection for a rental property? _____

Have you ever been convicted of a felony? _____ If yes, describe _____

Is any applicant currently engaged in any criminal activity? _____ If yes, describe _____

Please provide any other information that will help us better evaluate your application _____

Would you expect a credit report to disclose past or current credit difficulties? _____ If yes, please explain: _____

AUTHORIZATION

This application must be signed by the applicant before consideration by the Agent/Owner. Acceptance of application by the Agent/Owner and any monies herewith, is not binding until approved by the Home Owner. Upon final acceptance of the application, all deposited monies, will be applied to the deposit required in the lease. The landlord reserves the right to require that the entire amount of the security deposit be paid by the applicant within 24 hours of acceptance to hold the home. Applicant agrees to sign a lease agreement in the standard form required by Agent. Should applicant withdraw after acceptance or fail to take occupancy on the agreed date for any reason, the entire security deposit will be retained by the landlord as damages for taking the home off the rental market. The prevailing party in any legal action will be entitled to attorney fees and court fees and other expenses. If the application is declined, all monies will be refunded. Refunded monies must be picked up within 90 days, or they will be forfeited. The information on this application is true and correct. I hereby authorize Peterson Enterprises LLC to investigate the information supplied by me and to conduct inquiries concerning my income, family composition, mode of living, credit, and character for the purpose of verifying and qualifying for residency. A full disclosure of pertinent facts may be made to the Agent and Home Owner. **FALSIFYING INFORMATION ON THIS APPLICATION IS GROUNDS FOR DENIAL AND FORFEITURE OF ALL DEPOSITS.**

Signed: _____ Date: _____

Signed: _____ Date: _____

Please mail, fax, or email this form

Address: Peterson Enterprises LLC
10625 W. Adela Drive
Peoria, AZ 85383

Phone: 623-825-5492
Fax: 888-376-8693, ext 4
Website: www.RentInAZ.com
Email: rent@rentinaz.com