

Sun River Apartment Homes
5100 N. La Canada.
Tucson, AZ 85704
(520)887-8755
sunriverapartmenthomes@msn.com

RENTAL APPLICATION
(Fill In All Spaces)

FOR OFFICE USE ONLY

1. Name _____ Joint _____ Individual _____

Present Phone # (_____) _____ Fax # _____ E-Mail _____

Date of Birth _____ Soc Sec _____

2. Information about other occupants.

Name	Relationship	Date of Birth
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a. _____

b. _____

c. _____

d. _____

3. Will a pet of any type live in your apartment? Yes _____ No _____ If yes, please describe:
Type _____ Weight _____ Spayed/Neutered _____ License Date _____

4. Residence Information: Address Apt # City/State Zip Code

Current Residence _____

How Long _____ Yrs. _____ Mos. Name of Landlord _____

Landlord Phone (_____) _____

Address	Apt #	City/State	Zip Code
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Former Residence _____

How Long _____ Yrs. _____ Mos. Name of Landlord _____

Landlord Phone(_____) _____

Address	Apt #	City/State	Zip Code
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Former Residence _____

How Long _____ Yrs. _____ Mos. Name of Landlord _____

Landlord Phone(_____) _____

5. Employed By _____ Address _____

Phone (_____) _____ Position _____

How Long _____ Yrs _____ Mos. Supervisor's Name _____

Phone (_____) _____ Your Monthly Income _____

If less than two years at your present employer, list previous employers below:

Former Employer _____ Address _____

Phone (____) _____ Position _____

How Long _____ Yrs _____ Mos. Supervisor's Name _____

Phone (____) _____ Your Monthly Income _____

Former Employer _____ Address _____

Phone (____) _____ Position _____

How Long _____ Yrs _____ Mos. Supervisor's Name _____

Phone (____) _____ Your Monthly Income _____

Other source of Income for Rental Payment _____

If You Are Retired, Please List Source of Income and Amount. Verification is Required.

Source _____ Amount _____

6. Spouse or Other Occupant's Name _____ Date of Birth _____

Soc. Sec. # _____ (Maiden Name if Married Less Than Two Years)

7. Employed By _____ Address _____

Phone (____) _____ Position _____

How Long _____ Yrs _____ Mos. Supervisor's Name _____

Phone (____) _____ Your Monthly Income _____

Former Employer _____ Address _____

Phone (____) _____ Position _____

How Long _____ Yrs _____ Mos. Supervisor's Name _____

Phone (____) _____ Your Monthly Income _____

8. Your Drivers License # _____ State _____ Expiration Date _____

Spouse's Drivers License # _____ State _____ Expiration Date _____

Vehicles You Would Like to Park on Property:

	Make/Model	Year	Color	License Plate #	State
Auto	_____	_____	_____	_____	_____

Auto _____

Motorcycle _____

9. Do you own a Fire-arm? Yes _____ No _____ Registration # _____

10. Have You or Your Spouse/Roommate Ever Been Evicted? Yes ___ No ___. Declared Bankruptcy? Yes ___ No ___.

Do You Use Illegal Drugs? Yes ___ No ___. Have you or your spouse\roommate ever been convicted of a felony? Yes ___ No ___

11. Do You Have A Waterbed? Yes ___ No ___. Do You Have Waterbed Insurance? Yes ___ No ___

12. Person(s) to Notify and Person You Authorize To Take Possession of Your Personal Property In Case of Emergency:
 For Applicant For Co-Applicant

Name _____
 Address _____
 City/State/Zip _____
 Work # _____ Home # _____

Name _____
 Address _____
 City/State/Zip _____
 Work # _____ Home # _____

NOTE: Management is **not** responsible for damage to resident's property unless caused by negligence on the part of management or an employee of management. **Residents are strongly advised to obtain renters insurance to cover loss or damage to their property.**

(To be filled out by office staff)

DEPOSIT TO HOLD AGREEMENT
(To be completed on one Application per apartment only)

In consideration of Management holding the apartment for me, I agree to pay a holding deposit of \$ _____ and a \$ _____ non-refundable fee for administrative processing. The holding deposit is refundable if my Application is not approved (14-day delay required for bank clearance of check). If my Application is approved, the holding deposit is credited to the required move-in costs. I may cancel this agreement and be refunded my holding deposit (14-day delay required for bank clearance of check) by notifying you of my decision to cancel by 5 p.m. on _____ 20____. Cancellation after this time will result in forfeiture of my holding deposit. I must pay rent on or before my "rent start date" or my holding deposit will be forfeited and the apartment rented. I understand the Management and Management's employees are agents of and represent the Owner.

RENTAL AGREEMENT INFORMATION

Apt # _____ Type _____
 MONTHLY RENTAL CHARGES:
 Rent _____
 Pet Rent _____
 Water _____
 Other _____

Agreement Length _____ Rent Start Date _____
 Non-Refundable Preparation Fee _____
 Refundable Security Deposit _____
 Rental Concession at Move-In _____
 First Month's Rent _____
 Less Holding Deposit _____
 Pro-Rate of \$ _____ from _____ to _____ due on _____

TOTAL MONTHLY CHARGES _____ TOTAL DUE AT MOVE-IN _____

Applicant represents that all of the above statements are true and complete, and hereby authorizes verification of the above information, references and credit records. Applicant acknowledges that false information contained herein constitutes grounds for rejection of this application if discovered before move-in. Applicant acknowledges that Management may not be able to complete a comprehensive evaluation of this Agreement before move-in; however, management has the right to an immediate termination of the proposed rental agreement upon notification of any false or misleading information in regard to applicants' residential or criminal history. Applicant agrees to the terms of the "Deposit to Hold Agreement". This application is preliminary only and does not obligate the Owner or Owner's Representative to execute a lease or deliver possession of the proposed premises.

Please be advised that a free copy of the Arizona Residential Landlord & Tenant Act is available through the Secretary of State's Office.

 *Applicant's Signature Date

 *Co-Applicant's Signature Date

 Management's Receipt Date

Rental policies and procedures

THE CRITERIA BELOW IS USED IN APPROVING AN APPLICATION:

1. Income to equal or exceed two and one half (2 ½) times the rental amount and must be verified either by pay stubs, supervisor or personnel department verification, bank statements, tax returns or other comparable proof of income.
2. Previous residential history must show that payments were made on time, and that there were no notices of non-compliances, eviction notice or any tenancy complaints in the file. Proper notice must have been given and the premises were left with no outstanding balances.
3. Although we do not discriminate on the basis of prior Bankruptcy, the applicant(s) must otherwise show good credit or clean credit history. A credit report will be pulled through a credit-reporting agency.
4. If the requirements for income are not met, but a co-signor is available who meets the above requirements, the co-signor must fill out an application, sign the co-signor agreement and have it notarized, and sign the Lease Agreement. If a co-signor is married, each spouse must sign as a co-signor. This option may only be available under certain market conditions.
5. Applicants who have been evicted within the past three years will be ineligible.
6. Upon submittal of an application a photo copy of a government issued ID must be obtained for the file.
7. No felonies, but may review on case by case basis depending on circumstance.

PET POLICY:

1. Only one pet, under 75 lbs., are accepted. Pets cannot be more than 25% or more of these breeds; Doberman pincher, Shepherd, Pit Bulls, Bull Terriers, Husky, Akita, Chow and Rottweilers. Pets that meet the criteria are allowed in the apartment with a written pet agreement and a monthly pet fee. The total number of apartments with pets in any given time must not exceed 25% of the apartment community. Under certain market conditions, variations may occur. This policy does not apply to assistive animals.
2. A photo of a resident's pet is required to be on file prior to move-in. Resident may bring in photo or the pet can be brought into the office for a picture to be taken by the office staff.
3. Residents will be required to pay a higher Security Deposit and Preparation Fee. This does not apply to assistive animals.

OCCUPANCY STANDARDS:

1. The number of allowable occupants in a one bedroom is three (3).
2. The number of allowable occupants in a two bedroom is five (5).