

EASTRIDGE APARTMENTS RENTAL APPLICATION

Today's Date: _____ Apartment # Applying For: _____ Agent: _____

First Name _____ Last Name _____ Middle Initial _____

Date of Birth: Month _____ Day _____ Year _____

Driver's License Number _____ State _____ SSN# _____

Home Phone Number _____ Secondary Contact Number _____

Information about other occupants:

Name **Relationship** **Birth Date** **Social Security Number**

Current Residence Information (Please include all residencies 2 years prior)

Current Address: _____ Apt. _____

City _____ State _____ Zip Code _____ County _____

How long have you resided there? _____

If you are not renting at this address, please notate that on the next line. (NOT RENTING)

Name of Landlord/ Community _____ Contact Number _____

Former Address: _____ Apt. _____

City _____ State _____ Zip Code _____ County _____

How long have you resided there? _____

When did you move-out? Month _____ Year _____

If you are not renting at this address, please notate that on the next line (NOT RENTING)

Name of Landlord/ Community _____ Contact Number _____

Prior Former Address: _____ Apt. _____

City _____ State _____ Zip Code _____ County _____

How long have you resided there? _____

When did you move-out? Month _____ Year _____

Name of Landlord/ Community _____ Contact Number _____

Employment Information (Please include all employment for 2 years prior)

Current Employer: _____ Position _____

Address: _____ City, State _____ Zip _____

Person with whom we may verify: Name: _____ Phone _____

Hire Date _____ Income per month _____

Former Employer: _____ **Position** _____

Address: _____ **City, State** _____ **Zip** _____

Person with whom we may verify: Name: _____ **Phone** _____

Hire Date _____ **Income per month** _____

Prior Former Employer: _____ **Position** _____

Address: _____ **City, State** _____ **Zip** _____

Person with whom we may verify: Name: _____ **Phone** _____

Hire Date _____ **Income per month** _____

Other Source of Income for Rental Payment _____

Please notate vehicles you would like to park on property:

Make	Model	Year	License Plate No.	State

Please answer each question: (ALL CO-SIGNERS MUST ANSWER)

- Have you ever been evicted? Yes ___ No ___
- Have you ever declared bankruptcy? Yes ___ No ___ If yes, is it discharged? Yes ___ No ___
- Do you use illegal drugs? Yes ___ No ___
- Do engage in the sale or distribution of illegal drugs? Yes ___ No ___
- Have you ever been convicted of a felony? Yes ___ No ___
- Have you ever been convicted of a misdemeanor involving dishonesty or violence or destruction of other people's property within the past five years? Yes ___ No ___
- Do you or anyone that will be living in the apartment have any need for any type of special assistance? Yes ___ No ___ If yes, please describe: _____

Will a pet or assistive animal of any type live in your apartment? Yes ___ No ___ If yes, please describe

Type ___ Breed _____ Weight (Full Grown) _____ Name _____

Person(s) to notify and person you authorize to take possession of your personal property in Case of Emergency.

Primary Emergency Contact

Name: _____ **Relationship to you** _____

Address: _____ **City/State** _____

Zip Code _____ **Country** _____

Home Phone _____ **Work Phone** _____ **Other Phone** _____

Secondary Emergency Contact

Name: _____ **Relationship to you** _____

Address: _____ **City/State** _____

Zip Code _____ **Country** _____

Home Phone _____ **Work Phone** _____ **Other Phone** _____

**YF GROUP APARTMENTS STATEMENT OF RENTAL
POLICY/APPLICATION CRITERIA
AMENDED 02-22-08**

1. **We are an equal opportunity housing provider.** We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin. We also comply with all state and local fair housing laws.
2. **Apartment Availability Policy.** Apartments become available when they are ready to rent. A vacant apartment will not be deemed available until it has been cleaned, repainted and prepared for a new resident.
3. **Occupancy Guidelines.** To prevent overcrowding and undue stress on plumbing and other building systems we restrict the number of people who may reside in an apartment. In determining these restrictions we adhere to all applicable Fair Housing Laws. The maximum amount of people that can occupy a unit are as follows:
Studio – Two People
One Bedroom-Three People
Two Bedrooms-Five People
4. **Applicant Process.** We evaluate every apartment application in the following manner. You must submit a rental application and answer all questions on the form. You must pay the designated application fee. We will determine whether, from your responses to the application questions, if you qualify for the apartment you are applying for. If you do not, we will reject your application. If you do, we will send your application to our screening company which will check your credit report, criminal history and employment and rental references to confirm that they meet our rental criteria. If you meet our criteria, we will approve the application. This process takes one to two days. We will rent available apartments to applicants in the order that their applications are approved.
5. **Rental Criteria.** To qualify for an apartment at Eastridge Apartments, you must meet the following criteria:
 - a. **Income.** Your monthly income must be at least 3 times the monthly rent. You must be able to prove at least 6 months of employment immediately preceding the date of your application. If you have been a full time student at any time within the past year, we may require you to have your lease guaranteed. If you are unemployed, you must provide proof of a source of income or you may be required to pay an additional deposit or have your lease guaranteed.
 - b. **Rental History.** You must have satisfactory rental references from at least two prior landlords over the time period of the last two years. If you have ever been evicted or sued for any lease violation it is probable that we will reject your application. If a person lived at home with their parents, that is the Address that they would record on their history record.
 - c. **Credit History.** Your credit record must be currently satisfactory. If your credit history shows any delinquent or unpaid debts, we may reject your application. We require a proof of discharge on any bankruptcies. Your Fair Isaac Score on your credit report must be at least 600 points, without a further extra deposit. If your Fair Isaac Score is between 550 and 599 we may require an extra deposit. If your Fair Isaac Score is between 500 and 549 we will most likely require an extra deposit or your lease will have to be guaranteed. If your Fair Isaac Score is less than 500 your application will be denied. If your credit history is being affected by a foreclosure due to the ARM crisis which occurred in late 2007/early 2008 this may not affect your ability to rent.
 - d. **Criminal History.** If you have ever been convicted of a felony, we will reject your application. If you have been convicted of a felony and had it plea bargained down to a misdemeanor, we will reject your application. There is one exception to this rule which is as follows – if you have taken the Ex-Offender Re-entry program with the Teams Organization and can prove certification of this, then all other criteria remaining equal, we may accept your application. If you have ever been convicted of a misdemeanor involving dishonesty, violence or destruction of other people's property within the past five years, we will reject your application. **Important** – if someone is coming in from a different county than Maricopa County, we will need to request their criminal background from that county, not just Maricopa County. **We do not allow guests with felonies to visit our properties.** If any guest has a felony record, you will be required to have that guest vacate the premises. If you allow a guest with a felony record to visit at the property, you could be required to vacate the property.

- e. **Guarantors.** If you do not meet one or more of the above criteria, you may be able to qualify for an apartment if you can get a third party to guarantee your lease. The guarantor must pass the same application and screening process that you must pass, except the monthly income must be 4 times the monthly rent. **WE DO NOT ACCEPT GUARANTORS FOR EVICTIONS, JUDGEMENTS, OR CRIMINAL RECORDS.**
 - f. **Identification must be presented to management.** This would include a current state-issued photo id, a Visa with current dates (for work an INS number and for school proof of attendance) and social security card. **We do not accept passports or birth certificates as identification.**
6. **Occupants Only.** If a person is to be included on a lease as "Occupant Only", they still need to fill out an application, pay the fee and have the background checks run on them. **NO EXCEPTIONS.**
7. **Pet Policy for Eastridge Apartments 1522 E. Southern Ave. Tempe, AZ 85282**
- a. **Dogs:** We do not allow the following breeds or any mix of these breeds: Chow, Pit Bull a.k.a. Staffordshire Terrier, Akita, Mastiff, Bull Mastiff, Rottweiler, German Shepherd or Doberman Pinscher. Maximum weight limit of 70 pounds full grown. Limit of two pets.
 - b. **Fish:** If you have a fish aquarium, applicant will need to provide proof of renters insurance prior to move-in date.
 - c. **Cats:** Cats need to be domestic *indoor* cats.
 - d. **Deposits:** Pet deposits are required for cats and dogs. Deposit for one pet is \$302.70, (\$150 is refundable). Deposit for two pets is \$504.50, (\$250 is refundable) Monthly pet rent is \$20.36. There will be no deposit for birds and/or fish.
 - e. **Assistive Pets:** We require a medical doctor's documentation or prescription to accept an assistive animal prior to move-in. There will be no deposits required for assistive animals.

Note: Management is not responsible for damage to residents' 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!

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. Management reserves the right to verify application information after move-in and may convert the proposed Rental Agreement to a month-to-month term if false or misleading information is contained in this Application. This application is preliminary only and does not obligate owner or owner's representative to execute a lease or deliver possession of the proposed premises.

Applicant's Signature _____ Date _____

Office Use Only

I have received this application and I have made sure all blanks are filled in.
 _____ Date _____

Approved _____ Date _____
 Denied _____ Date _____

Reason for Denial: _____

Manager _____ Date _____