

HUNT PROPERTY MANAGEMENT RENTAL CRITERIA

Application Requirements

Positive Identification will be required at the time of application

- ◆ Valid Drivers License **OR**
- ◆ State I.D. Card

Complete Rental Application with accurate information. Each applicant must qualify individually if not married and is over 18 years of age.

- ◆ Current address
- ◆ Rental reference with at least one phone number
- ◆ Mortgage statement or name of lender if you were a homeowner

Income/Employment Requirement

- ◆ One year of verifiable income (current pay stubs may be used)
- ◆ Bank accounts, alimony, child support, trust funds, social security, welfare, and grants are acceptable income
- ◆ Gross monthly income equal to or greater than three (3) times the rent
- ◆ Self-employed applicants will be required to provide a copy of their last year's tax return
- ◆ Students with no verifiable means of income may be accepted with qualified co-signer

Credit Requirements

- ◆ Good Credit is required!
- ◆ Good credit is defined as a credit report consisting of little or no negative information

Additional Requirements

- ◆ Eviction free rental history
- ◆ Positive verifiable rental history for at least six (6) months from a third party landlord
- ◆ Home ownership will be verified by past mortgage payments that are in good standing
- ◆ Upon application approval you must make a holding deposit within 24 hours to guarantee possession, even though actual move-in date may be later

Co-Signer Qualifications

- ◆ The co-signer must meet all credit requirements and have income four (4) times the rental amount

Additional Deposits

- ◆ Amounts will be determined based upon several factors, including, but not limited to, negative credit reports, length or employment, and other various factors.

Criminal History

Upon receipt of the rental application and screening fee, landlord and/or landlord's agent, shall conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of any crime within the previous seven (7) years. A conviction, guilty pleas or no contest plea for any felony, or any misdemeanor involving theft, dishonesty, domestic violence or assault, drug related or weapons charges, obscenity prostitution, sex crimes and/or child sex crimes shall be grounds for denial of the rental application. Open criminal cases in the above categories or outstanding warrants for any felony or misdemeanor will require the application held until final resolution is made by the courts. Normal processing will continue at such time. Any individual whose tenancy would constitute a direct threat to the safety of the public or other tenants or whose tenancy would result in substantial physical damage to the property of others, will be denied tenancy.

Bankruptcy

- ◆ Current Bankruptcy is an automatic denial
- ◆ Bankruptcies that have been discharged *may be considered* with a copy of the discharge from the court provided there has been no negative credit history since the bankruptcy

Other Reasons An Application May Be Denied

- ◆ Any report that indicates loud noise or other complaints from a previous landlord or a report that they would not re-rent to you
- ◆ Three (3) or more three-day late notices within the past year
- ◆ Two (2) or more Non-Sufficient Funds checks within the past year

Denial Process

If your rental application has been denied and you feel that you qualify as a resident under the criteria outlines above, **you may do the following:**

Contact the screening company that processed your application in writing: Hunt Property Management will provide contact information upon request.

Limit On Number of Occupants

- | | | |
|---|--------------------------|--------------------|
| ◆ | 1 Bedroom & Studio Units | - 2 people maximum |
| ◆ | 2 Bedroom Units | - 4 people maximum |
| ◆ | 3 Bedroom Units | - 6 people maximum |
| ◆ | 4 Bedroom Units | - 8 people maximum |

Exceptions may occur due to unique property characteristics such as size of rooms, septic systems or other factors.

Hunt Property Management does not discriminate based on race, creed, color, national origin, marital status, age, gender, sexual orientation, familial status, sources of income, or other forms of discrimination prohibited by law.

Hunt Property Management reserves the right to deny those applicants who fail to meet our rental criteria as outlined above.

HUNT PROPERTY MANAGEMENT RENTAL APPLICATION

Equal Housing Opportunity

Individual applications are required from each adult occupant except spouse.

The undersigned hereby makes an application to rent the following property:

_____.

Anticipated move date of _____ at a monthly rent of \$_____ and security deposit of \$_____.

PLEASE TELL US ABOUT YOURSELF

Full Name _____ Home Phone () _____

Date of Birth _____ Social Security # _____

Email Address: _____ (optional) Other Phone () _____

Co-Applicant Name _____ Names of Dependents _____

Co-Applicant Date of Birth _____ Social Security # _____

Dependents Date of Birth _____

List All Pets _____

PLEASE GIVE RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address _____ Apt# _____ City _____ State _____ Zip _____

Month/Year Moved In _____ Reasons for Leaving _____ Rent \$ _____

Owner/Agent _____ Phone () _____

Previous Address (last 3 years) _____ Rent \$ _____

Owner/Agent _____ Phone () _____

PLEASE DESCRIBE YOUR CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years? _____ No _____

Have you ever been evicted from a rental residence? _____ No _____

Have you had two or more late rental payments in the past year? _____ No _____

Have you ever willfully or intentionally refused to pay rent when due? _____ No _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

Your Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed

Employer _____

Dates employed _____ Employed as _____

Supervisor Name _____ Phone () _____

Salary \$ _____ per _____. (If employed by above less than 12 months, give name & phone of previous employer or school: _____.)

If you have other sources of income that you would like us to consider, please list income, source, and person (banker, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Source/Contact Name _____

PLEASE LIST YOUR REFERENCES

Banking Accounts:

Name _____ Type of Account _____ Account Number _____

Name _____ Type of Account _____ Account Number _____

Personal Reference or Emergency Contact:

Name _____ Address _____

Phone _____ Relationship _____

Driver's License:

Your Driver's License Number _____ State _____

Vehicle Information:

Make / Model _____ Year _____ License Plate State _____

ADDITIONAL INFORMATION:

Please give any additional information that might help owner/management evaluate this application?

Where may we reach you to discuss this application?

Day Phone # () _____ Night Phone # () _____

The non-refundable application fee is \$45.00 per applicant or \$55.00 for a couple. I hereby apply to lease the above described premises for the term and upon the set conditions above set forth and agree that the rental is to be payable the first day of each month in advance. As an inducement to the owner of the property and to the agent to accept this application. I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, all of the deposit will be retained to offset the agent's cost, time, and effort in processing my application.

I hereby deposit \$ _____ as earnest money to be refunded to me if this application is not accepted in 5 business banking days. Upon acceptance, this deposit shall be retained as part of the security deposit. When so approved and accepted, I agree to execute a lease for _____ months before possession is given and to pay the balance of the security deposit prior to the move in date. If the application is not approved or accepted by the owner or agent, the deposit will be refunded, the application hereby waiving any claim for damages by reason of non-acceptance which the owner or agent may reject. I recognize that as a part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living.

The above information, to the best of my knowledge, is true and correct. Any false information listed shall constitute grounds for rejection of this application, termination of rental agreement and right of occupancy and forfeiture of all deposits.

Please sign: X _____
Name of Applicant Date

AUTHORIZATION
Release of Information

I/we authorize an investigation of my credit from consumer credit reporting agencies. Additionally, I/we authorize all corporations, companies and law enforcement agencies; academic institutions; lending institutions; current and former employers; landlords; mortgagees and character references to release information upon request by Hunt Property Management.

Hunt Property Management
1860 East Warner Road
Suite # 109
Tempe, AZ 85284

Name (please print)

X _____
Signature Date

APPLICANT: PLEASE DO NOT WRITE BELOW (FOR OFFICE USE ONLY)

Deposit of \$ _____ Received by _____ Date _____