

# La Petite Chateau Apartments

## Occupancy Standards

Our Occupancy standards are as follows: One bedrooms are limited to three persons. Studios are limited to two persons.

## Rental Criteria

We have a thorough screening process and a NON-REFUNDABLE APPLICATION FEE for each person 18 years of age or older. The application fee is not required if you have been a resident at La Petite Chateau Apartments within the last 12 months and left in good standing.

If you meet the rental criteria and occupancy standard, you will have peace of mind in knowing that other residents have been screened with equal care.

1. Applicants must be 18 years of age or a legally emancipated minor.
2. Each applicant 18 years of age or older, must complete an application and pay the application fee. Each line on the application must be completed.
3. Applicants must have a Social Security card or verifiable Social Security number.
4. Applicants must have one of the following Photo I.D. cards: Valid Driver's License, Passport with Photo, State issued Photo I.D., Tribal I.D., Resident alien, Alien resident, United States Government Employee or Military I.D.
5. Criminal background: La Petite Chateau is a crime-free community and will conduct a criminal background check on all applicants. Applicants may be denied based on criminal convictions based on the following:
  - a. **Felony Convictions.** No felony convictions within the past seven (7) years from date of conviction or release from custody, whichever is later, for crimes against persons or property or of a violent nature, including but not limited to murder, manslaughter, assault, arson, robbery, burglary, theft, criminal damage, domestic violence, any crimes involving weapons, or drug-related crimes other than drug manufacture or sales (with regards to drug manufacturing and sales refer to Par. 5.c.).
  - b. **Misdemeanor Convictions.** No misdemeanor convictions within the last three (3) years from date of conviction or release from custody, whichever is later, for crimes against persons or property or of a violent nature, including but not limited to assault, theft, disorderly conduct, any crimes involving weapons, or drug-related crimes other than drug manufacture or sales (with regards to drug manufacturing and sales refer to Par. 5.c.).
  - c. **Drug Manufacture or Sale.** No misdemeanor or felony convictions ever for illegal manufacture or distribution of a controlled substance as set forth in 21 U.S.C. 802.
  - d. **Crimes Against Children and Sex Crimes.** Convictions for crimes against children and sex crimes will be evaluated on a case-by-case basis, and a longer prohibited time period may apply than that stated above.
6. Applicants will be denied if there is a Forcible Detainer (Eviction) or Collection against them from any other rental property.
7. Applicants will be denied for falsifying their application.
8. Co-signers are not accepted.
9. Applicants must submit with the Application proof of income or satisfactory funds from any verifiable source equal to or greater than 1.5 times the amount of monthly rent.

# La Petite Chateau Apartments

Application

Application fee is non refundable

(PLEASE PRINT)

Phone # \_\_\_\_\_ Email \_\_\_\_\_

NAME OF APPLICANT \_\_\_\_\_ SS# \_\_\_\_\_ DATE \_\_\_\_\_

NO. PERSONS TO OCCUPY APT. \_\_\_\_\_ EMPLOYERS NAME \_\_\_\_\_

EMPLOYERS ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_ HOW LONG? \_\_\_\_\_

RENTAL REFERENCE: COMPANY NAME \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ APT# \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

CURRENT ADDRESS \_\_\_\_\_ HOW LONG? \_\_\_\_\_

HAVE YOU EVER BEEN ARRESTED OR CONVICTED OF A FELONY OTHER THAN A FELONY DUI? \_\_\_\_\_

ARE YOU CURRENTLY ENGAGED IN ANY CRIMINAL ACTIVITY? \_\_\_\_\_

HAVE YOU EVER BEEN EVICTED FROM ANY LEASED OR RENTED PROPERTY? \_\_\_\_\_

AUTOMOBILE MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ YEAR \_\_\_\_\_ COLOR \_\_\_\_\_

LICENSE PLATE # \_\_\_\_\_ STATE \_\_\_\_\_

DRIVERS LICENSE# \_\_\_\_\_

I HEREBY GIVE CHATEAU GARDENS APARTMENTS PERMISSION TO LOOK AT MY CREDIT REPORT,  
CONDUCT A CRIMINAL SEARCH AND VERIFY MY RENTAL AND EMPLOYMENT HISTORY.

I REALIZE THAT FALSIFICATION OF THIS APPLICATION IS GROUNDS FOR EVICTION.

\_\_\_\_\_

MANAGER OR AGENT SIGNATURE

\_\_\_\_\_

APPLICANT SIGNATURE

## **CONTACT IN CASE OF EMERGENCY**

NAME \_\_\_\_\_ PHONE \_\_\_\_\_

Send to:

La Petite Chateau Apartments  
1254 East Broadway Rd. (Office)  
Mesa, Arizona 85204

# AAA TENANT SCREENING

**668-5953 FAX 668-7425**

## CREDIT AND CRIMINAL BACKGROUND AUTHORIZATION

PROPERTY NAME: LA PETITE CHATEAU APARTMENTS      PROPERTY FAX # 480-834-6345

NAME \_\_\_\_\_ DOB: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_ SSN: \_\_\_\_\_

In compliance with the FAIR CREDIT REPORTING ACT this notice is to inform you that the processing of the application includes but is not limited to making any inquiries deemed necessary, to verify the accuracy of the information herein, including obtaining consumer reports from consumer credit reporting agencies and obtaining credit and criminal information from other institutions for the purpose of obtaining a rental/lease agreement.

The undersigned is the person named above and hereby authorizes AAA Tenant Screening to obtain such credit reports and criminal information.

\_\_\_\_\_

Signature of Applicant

\_\_\_\_\_

Date

AAA TENANT SCREENING P.O. BOX 30804 MESA, AZ 85275 480-668-5953 FAX 480-668-7425