

Tonto Property & Management

Application Process

Welcome to Tonto Property & Management!

We want to make sure our application process is smooth and easy for you. To get started, please click on the link below to complete the Community Application:

There is a non-refundable application processing fee of \$45.00 per applicant.

<https://rentbutter.com/apply/tontoprop>

Before you move in or park your Mobile Home(s) or RV(s) in the community, it's important to complete the community application and receive management's approval. This is to make sure that everyone living in the community is approved of and follows our guidelines.

If you haven't been approved yet:

- ✝ Don't move in or park your Mobile Home(s) or RV(s) in the community.
- ✝ Don't buy any Mobile Home(s) or RV(s) that are for sale in the community.
- ✝ Don't move into any Mobile Home(s) or RV(s) in the community.

Remember, everyone who will be living in the home must apply and be approved. Only approved applicants are allowed to reside in the community.

Please take the time to read our Application Criteria carefully. These guidelines are in place to ensure that everyone in the community can enjoy a peaceful living environment. If you have any questions, feel free to reach out to us.

Thank you!
Management



Tonto Property & Management

Application Process and Criteria

Welcome to Tonto Property & Management! We're excited that you're interested in living in one of our communities. Before you dive into the application process, let's go over some important details.

To be eligible to live in our communities, each applicant must meet certain rental criteria. We want to make sure everyone has a fair chance, so we follow all fair housing laws that prohibit discrimination based on race, color, religion, national origin, handicap, or familial status.

There is a non-refundable application processing fee of \$45.00 per applicant. This fee must be paid when you submit your application online. We process applications in the order they are received, so make sure to doublecheck that all information is complete, and all occupants have applied to avoid any delays.

We use a credit scoring system to evaluate applicants based on their credit profile, bill-paying history, number and type of accounts, late payments, outstanding debt, and more. This system helps us treat everyone fairly and consistently, without any bias. We also consider income, monthly rent/mortgage, and overall credit history to determine an applicant's creditworthiness.

If needed, we may ask for additional verification as part of our rental criteria. We want to make sure everyone has a comfortable and safe living environment, so we appreciate your understanding.

If you have any questions or need further clarification, feel free to reach out to us. We're here to help you through the application process and find your new home with us at Tonto Property & Management.

A. Occupancy Guidelines –

Everyone living in the house needs to apply, get approved, and sign the Rental Contract. All residents and occupants must be listed on



the contract. Only two people per bedroom are allowed to live in the house.

B. Rental History –

Besides checking your credit score, we'll also look at your rental history. We don't want any red flags like owing money to a previous landlord, getting kicked out of a place in the last year, causing trouble at a past residence, damaging property, being violent or threatening, not giving proper notice when moving out, letting unauthorized people stay, or having landlords who wouldn't rent to you again for any reason related to your behavior, your pet's behavior, or your guests' behavior during your last lease.

C. Criminal History –

If you or anyone listed on your application has done any of the following within the past seven years, your application will be denied:

- Plead guilty or been convicted of crimes like burglary, theft, criminal damage, or trespassing that could harm property.
- Plead guilty or been convicted of crimes that disrupt other tenants' peace, like disorderly conduct.
- Plead guilty or been convicted of a felony.
- Plead guilty or been convicted of a DUI in the last two years.

Your application will also be denied if anyone listed has ever been guilty or convicted of:

- Any crimes.
- Crimes against children.
- Drug manufacturing, distribution, or any drug-related charges.
- Violent crimes like domestic violence, robbery, or aggravated assault.

And if anyone listed is currently on probation or parole, your application will be denied.



D. PETS –

Pets are not allowed in the community without prior written approval from management. If a resident wishes to have a pet, they must sign a pet addendum agreeing to comply with our regulations, including any weight limits or breed restrictions, and pay any required pet rent.

Assistance animals for individuals with disabilities are not considered pets, but still require approval from management. Breed restrictions may apply, so residents should consult with management for pet approval.

