

BeachComber Estates
601 Beachcomber Blvd.
Lake Havasu City, AZ 86403
Phone (928) 855-2322 / Fax (928) 855-3707

Information for Applicants

You may be denied if:

- You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.
- In the last five years you have ever been convicted of the manufacture or distribution of a controlled substance.
- In the last five years you have a conviction for any type of crime that would be considered a threat to real property or to other residents' peaceful enjoyment of the premises, including the manufacture or distribution of a controlled substance.
- Your credit check shows accounts that are not current. For example, occasional credit records show payments within 30 days past due could be acceptable, provided you can justify the circumstances. Records showing payments past 90 days are not acceptable.
- If your monthly debt plus rent-to-gross income ratio exceeds 40%.
- In the last five years you have had unpaid collections, a court-ordered for-cause eviction, or any judgment against you for financial delinquency.
- Previous landlords report significant complaint levels of noncompliance activity including but not limited to:
 - Repeated disturbance of the neighbors' peaceful enjoyment of the area.
 - Reports of gambling, prostitution, drug dealing or drug manufacturing.
 - Damage to the property beyond normal wear.
 - Reports of violence or threats to landlords or neighbors.
 - Allowing persons not on the lease to reside on the premises.
 - Failure to give legal notice when vacating the property.
- Previous landlords would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself, your pets, or others allowed on the property during your tenancy.
- **The following items must be presented with the completed application:**
 - At least one (1) form of identification including a Photo I.D., such as a current driver's license for each applicant.
 - Proof of income/wages through W-2, Bank Statement, Tax Return, or Pay Stub.
- We will require up to three (3) business days to process an application.

X _____
Applicant Signature

Date

X _____
Applicant Signature

Date

APPLICATION FOR RESIDENCY

Verification of Income Required.

Applicant

Last Name*: _____ First*: _____ Middle*: _____
Social Security Number*: _____ - _____ - _____ Birth Date*: _____ - _____ - _____
Driver's License #*: _____ State*: _____ Email*: _____
Phone Number (cell)*: _____ Work/Home Phone #*: _____

Resident History

Current Address*: _____ Apt #: _____ City*: _____ State*: _____ ZIP*: _____
Landlord Name: _____ Landlord Phone #: _____ Rent Amt.: _____
Residency Dates*: From _____ to _____

Previous Address*: _____ Apt #: _____ City*: _____ State*: _____ ZIP*: _____
Landlord Name: _____ Landlord Phone #: _____ Rent Amt.: _____
Residency Dates*: From _____ to _____

Employment History

Status*: Employee ☐ Unemployed ☐ Self-Employed ☐

Current Employer*: _____ Phone #: _____ Supervisor*: _____
Address*: _____ Position*: _____ Monthly Income*: _____
Employed Dates*: From _____ to _____

Previous Employer*: _____ Phone #: _____ Supervisor*: _____
Address*: _____ Position*: _____ Monthly Income*: _____
Employed Dates*: From _____ to _____

Co-Applicant

Last Name*: _____ First*: _____ Middle*: _____
Social Security Number*: _____ - _____ - _____ Birth Date*: _____ - _____ - _____
Driver's License #*: _____ State*: _____ Email*: _____
Phone Number (cell)*: _____ Work/Home Phone #*: _____

Resident History

Current Address*: _____ Apt #: _____ City*: _____ State*: _____ ZIP*: _____
Landlord Name: _____ Landlord Phone #: _____ Rent Amt.: _____
Residency Dates*: From _____ to _____

Previous Address*: _____ Apt #: _____ City*: _____ State*: _____ ZIP*: _____
Landlord Name: _____ Landlord Phone #: _____ Rent Amt.: _____
Residency Dates*: From _____ to _____

Employment History

Status*: Employee ☐ Unemployed ☐ Self-Employed ☐

Current Employer*: _____ Phone #: _____ Supervisor*: _____
Address*: _____ Position*: _____ Monthly Income*: _____
Employed Dates*: From _____ to _____

Previous Employer*: _____ Phone #: _____ Supervisor*: _____
Address*: _____ Position*: _____ Monthly Income*: _____
Employed Dates*: From _____ to _____

How many will occupy the residence?* _____ List below all individuals by name that will be occupying the home.

Name	Relationship	Date of Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____

Will there be any pets in the dwelling unit?* Yes_____ No_____ List information for all pets residing at the site:

Name	Type/Breed	Weight	License #	Color
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Have you or ANY member of your household INCLUDING JUVENILES:

- | | |
|---|--------------|
| 1. EVER plead guilty to, or been convicted, of a crime? | Yes___ No___ |
| 2. EVER been placed on probation, parole, or any other release from jail, or prison? | Yes___ No___ |
| 3. EVER been or currently are a member of a gang? | Yes___ No___ |
| 4. Is there a current warrant for you or ANY other member of your household's arrest? | Yes___ No___ |
| 5. Currently involved in ANY criminal activity? | Yes___ No___ |
| 6. EVER been evicted or had an eviction answer filed against you? | Yes___ No___ |
| 7. EVER moved to avoid eviction or because of problems with other tenants or a landlord? | Yes___ No___ |

Explain **ALL** "Yes" answers IN DETAIL Include **Mitigating Circumstances** you would like Management to consider (attach extra page if necessary): _____

PLEASE READ CAREFULLY

Applicant(s) represents that all of the above statements are true and complete, and hereby authorize verification, now and in the future, of above information, references and credit records. Applicant acknowledges that ANY false information contained herein constitutes grounds for rejection of this application if discovered before or after move-in. Management reserves the right to verify application information after move-in. This application is preliminary only does not obligate owner or representative to execute a lease or deliver possession of proposed premises. By signing this application, applicant(s) authorize all persons/firms named and unnamed in this application to freely provide any and all requested information concerning applicants and hereby waive all right of action for any consequences resulting from such information.

Applicant's Signature

Date

Applicant's Signature

Date