



PARADISE SALES

& **PROPERTY MANAGEMENT**

MARTIN STANDSBERRY – BROKER

86 S SMOKETREE AVE, LAKE HAVASU CITY, AZ 86403

OFFICE 928-846-4330 FAX 888-798-5815

LHCPARADISE@AOL.COM

WWW.PARADISEMGMT.COM

HOW TO SUBMIT A RENTAL APPLICATION

THANK YOU FOR APPLYING TO RENT ONE OF OUR PROPERTY LISTINGS. BELOW IS A LIST OF ITEMS REQUIRED TO ENABLE US TO COMPLETE THE APPLICATION PROCESS. PLEASE BE FOREWARNED THAT PRIOR EVICTIONS, VIOLENT FELONIOUS CONVICTIONS AND SEXUAL PREDATOR DESIGNATION WILL LIKELY BE GROUNDS FOR YOUR APPLICATION TO BE REJECTED.

REQUIRED DOCUMENTATION:

1. Completed application for each applicant over 18 years who intends on occupying the property being applied for.
2. Application Fee; \$40.00 per adult
3. All applications must include a copy of a state issued photo ID Card
4. Proof of income (bank statements, pay stubs, award letter)

THIS INFORMATION CAN BE:

FAXED TO: 1-888-798-5815 EMAILED TO: lhcpardise@aol.com

TO DIRECT DEPOSIT THE APPLICATION FEE: GO TO ANY WELLS FARGO BANK BRANCH
& DEPOSIT THE APPLICATION FEES IN THE FOLLOING ACCOUNT:

PARADISE SALES & PROPERTY MANAGEMENT - ACCOUNT #7089708817

*****IF YOU UTILIZE THIS OPTION YOU MUST GET A RECEIPT AND INCLUDE A PICTURE OF THE RECEIPT WITH YOUR APPLICATION TO PROVE APPLICATION FEE HAS BEEN PAID*****

ONCE COMPLETED ITS UP TO THE APPLICANT TO FAX, EMAIL, OR TEXT A

COPY OF THE PROOF OF FUNDS (BANK RECEIPT) TO OUR OFFICE TEXT 602-690-1208





The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. Address of Rental Property Applying for: _____

APPLICANT PERSONAL INFORMATION

- 2. NAME: _____
- 3. Single Married Separated Divorced (date of decree) _____
- 4. EMAIL ADDRESS: _____ TELEPHONE: _____
- 5. SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____
- 6. DRIVER'S LICENSE / GOVERNMENT ISSUED ID NUMBER: _____ STATE: _____ EXPIRATION DATE: _____
- 7. DESIRED DATE OF OCCUPANCY: _____ DESIRED LENGTH OF LEASE: _____
- 8. How did you hear about us?
- 9. Sign Our website Ad Referral: _____ Other: _____

EMPLOYMENT & BANK REFERENCES (Minimum one year verified employment required)

- 10. Current Employer: _____
- 11. Address: _____ City: _____ State: _____ ZIP Code: _____
- 12. Telephone: _____ How long?: _____ Start date: _____
- 13. Department/Position: _____ Approximate Monthly Gross Income: \$ _____
- 14. If you have been with your current employer less than one year, please complete the following:
- 15. Previous Employer: _____
- 16. Address: _____ City: _____ State: _____ ZIP Code: _____
- 17. Telephone: _____ How long?: _____ Date left: _____
- 18. Please provide a valid, enlarged copy of your current driver's license or government issued photo ID and your 2 most recent paystubs or proof of income.
- 19. _____
- 20. Bank: _____ Branch: _____
- 21. Telephone: _____
- 22. Account Number (checking): _____ Account Number (savings): _____
- 23. Other Income: _____ (Indicate source & amount)

RESIDENCE HISTORY (Minimum one year required)

- 24. Current Rent/Mortgage Payment: \$ _____ How long?: _____ Own Rent
- 25. Current Address: _____
- 26. City: _____ State: _____ ZIP Code: _____
- 27. Landlord: _____ Telephone: _____
- 28. If owned, please provide mortgage company name and address:
- 29. Mortgage Company: _____ Telephone: _____
- 30. Address: _____
- 31. City: _____ State: _____ ZIP Code: _____
- 32. If you have been at your current address less than one year, please complete the following:
- 33. Previous Address: _____
- 34. City: _____ State: _____ ZIP Code: _____
- 35. How Long?: _____



Application for Occupancy >>

PERSONAL REFERENCES

36. 1. Name: _____ Relation: _____
 37. Address: _____ Telephone: _____
38. 2. Name: _____ Relation: _____
 39. Address: _____ Telephone: _____
40. 3. Name: _____ Relation: _____
 41. Address: _____ Telephone: _____

DEPENDENTS/ADDITIONAL OCCUPANTS

42. Number of people who will occupy residence: _____
43. List occupants and their birthdates - CREDIT AND CRIMINAL BACKGROUND CHECKS WILL BE RUN ON EACH PERSON 18 & OVER.
44. Name: _____ Relationship: _____ D.O.B.: _____
 45. Name: _____ Relationship: _____ D.O.B.: _____
 46. Name: _____ Relationship: _____ D.O.B.: _____
 47. Name: _____ Relationship: _____ D.O.B.: _____
48. Additional occupants, see attached.
49. Person(s) to notify in case of emergency and that you authorize to enter and take possession of your personal property in the event of
 50. death, pursuant to A.R.S. §33-1314(F), disability or incarceration:
51. Name: _____
 52. Address: _____ City: _____ State: _____ ZIP Code: _____
 53. Phone: _____ Email: _____

PETS/SERVICE ANIMALS

54. Will you have pets? Yes No (assistive and service animals are not considered "pets")
55. Description of pets (recent photo required):
56. Breed: _____ Age: _____ Gender: _____ Weight: _____
 57. Breed: _____ Age: _____ Gender: _____ Weight: _____
58. Will you have an assistive or service animal? Yes No (accommodation request required with application)

VEHICLE INFORMATION

59. Total Number of Vehicles (including company vehicles): _____
60. Vehicles:
61. Make: _____ Model: _____ Year: _____ Color: _____ Lic. Plate #: _____
 62. Make: _____ Model: _____ Year: _____ Color: _____ Lic. Plate #: _____
 63. Make: _____ Model: _____ Year: _____ Color: _____ Lic. Plate #: _____
64. Description of any other vehicles (boat, trailer, truck, recreational vehicle, etc.) you would like to keep on property:
 65. _____
 66. Prior written permission separate from this application must be obtained from management.

CREDIT AND BACKGROUND HISTORY

(ANSWER ALL QUESTIONS FOR YOURSELF AND FOR ANYONE WHO WILL OCCUPY THIS RESIDENCE)

67. Have you ever been evicted? Yes No
 68. Has a notice of eviction ever been filed against you? Yes No If so, when: _____
 69. Have you ever declared bankruptcy? Yes No If so, when: _____ Discharge Date: _____
 70. Have you had two or more late rental payments in the past year? Yes No
 71. Have you ever willfully or intentionally refused to pay rent when due? Yes No
 72. Do you currently owe any monies to an apartment community or landlord? Yes No
 73. Do you use illegal drugs? Yes No
 74. Have you ever engaged in the distribution or sale of illegal drugs? Yes No
 75. Have you ever been convicted, arrested or charged with any crime? Yes No
 76. Please give detailed explanation(s), date(s), and names for any question answered 'Yes' above: _____
 77. _____
 78. _____
 79. Do you have any outstanding warrants or anticipate any warrants for arrest? Yes No



ADDITIONAL INFORMATION

- 80. Have you or anyone in your household had, or do you presently have, bed bugs or other pest issues? Yes No
- 81. If yes, please explain: _____
- 82. **Please give any information that might help evaluate this application:**
- 83. _____
- 84. _____
- 85. _____

DEPOSIT TO HOLD AGREEMENT

- 86. In consideration of management holding this property for me, I agree to pay:
- 87. Earnest/holding deposit of a minimum of \$ _____ and
- 88. A non-refundable application fee of \$ 40.00 per person over 18 in CERTIFIED FUNDS ONLY*
- 89. *Additional fees will apply for non-U.S. residents and will vary according to current rates. IF YOU ARE A NON-US RESIDENT, PLEASE
- 90. CALL FOR CORRECT APPLICATION FEE AMOUNT BEFORE APPLYING. Non-resident application fee _____
- 91. The earnest/holding deposit is refundable if my application is not approved (14-day delay required for bank clearance of check). If my
- 92. Application is approved, the earnest/holding deposit is credited to the required move-in costs. IF APPLICANT SHOULD WITHDRAW
- 93. THIS APPLICATION WITHIN 7 DAYS AFTER WRITTEN NOTIFICATION OF ACCEPTANCE, a minimum of \$ _____
- 94. of the earnest/holding deposit WILL BE RETAINED in addition to the non-refundable application fee. **IF AFTER 7 DAYS OF**
- 95. **NOTIFICATION OF ACCEPTANCE, APPLICANT WITHDRAWS OR FAILS TO EXECUTE LEASE AGREEMENT, ALL EARNEST/**
- 96. **HOLDING DEPOSIT MONIES WILL BE FORFEITED. UNDER NO CONDITIONS WILL APPLICATION FEE BE REFUNDED.**
- 97. **Total deposits/fees submitted with application** \$ _____
- 98. I hereby authorize and instruct Owner/Broker/Property Manager to investigate the information supplied by me and to conduct inquiries
- 99. concerning my income, credit and character for the purpose of verifying and qualifying for this rental and any renewals thereof. I further
- 100. authorize the release of any and all information available from any reference, former owners, and credit reporting services, department of
- 101. motor vehicles, and governmental agencies. I hereby release and hold harmless all parties from liability for any damages that may result
- 102. from furnishing this information to its owners, its agents and others. NOTE: Copy of actual credit report will **not** be provided to applicant
- 103. by Owner/Broker/Property Manager.
- 104. Applicant acknowledges that Owner/Broker/Property Manager may not be able to complete a comprehensive evaluation of this
- 105. information prior to move-in. Owner/Broker/Property Manager reserves the right to verify application information after move-in and may
- 106. convert the proposed Lease Agreement to a month-to-month term or declare the lease irreparably breached and seek immediate eviction
- 107. if false or misleading information is contained in this Application. Applicant agrees to the terms of this Deposit to Hold Agreement. This
- 108. application is preliminary only and does not obligate owner or owner's representatives to execute a lease or deliver possession of the
- 109. proposed Property. Owner/Broker/Property Manager comply with federal, state and local fair housing laws and regulations.
- 110. **Unless otherwise agreed, I understand that the Brokerage, its Broker, its Agents, and employees are agents of and**
- 111. **represent the Owner in leasing this property.**
- 112.

(Applicant's Initials Required) _____
APPLICANT

- 113. By signing below, I acknowledge and accept the qualifying criteria and policies of the Owner/Broker/Property Manager by which my
- 114. application will be approved.
- 115. **This application must be signed by applicant.**
- 116. _____ MO/DA/YR
^ APPLICANT SIGNATURE

117. **FALSIFYING INFORMATION ON THIS APPLICATION IS GROUNDS FOR REJECTION.**

FOR OFFICE USE ONLY

- 118. Agent Name: _____
- 119. Co-Broke? Yes No Exclusive? Yes No
- 120. Referred by: _____ At: _____
- 121. ACCEPTED Date of Written Notification: _____
- 122. REJECTED Date Denial Letter Was Sent: _____
- 123. NOTES: _____
- 124. _____



Applicant Authorization

By signing your full name below, you declare that all your statements in this application are true and complete. If you fail to answer any questions or give false information, the property may reject your application, retain your application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy.

By submitting this electronic application, you are directing and authorizing Paradise Sales & Property Management to verify the information you've provided and obtain additional background information about you through any means, including (i) using a third party consumer reporting agency, to prepare a consumer report or investigative consumer report and/or (ii) verifying information by contacting personal and professional references, employers and other rental housing owners. You further direct and authorize Paradise Sales & Property Management to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institution of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that any such entities may have concerning your status as a registered sex offender (as allowed by law), criminal history (as allowed by law), motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature. Preparation of all consumer reports and investigative consumer reports will follow federal, state and local laws and regulations.

You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any consumer report or investigative consumer report. Please be advised that the nature and scope of most common form of investigative consumer report obtained with regard to tenants is an investigation into your prior rental history, education, and employment. You also acknowledge that our Privacy Policy is available to you.

I understand that if I want a paper copy of this Applicant Authorization, I may print it out or I may request a copy by contacting Paradise Sales & Property Management. I understand that by signing, either electronically or physically, and by submitting a rental application:

I am authorizing Paradise Sales & Property Management to conduct the background check(s) described above. I am authorizing the use of consumer reporting agencies to conduct investigative background check(s).

_____ (initial) I have received and read a copy of the Terms and Conditions shown above. I have also received and read a copy of the Summary of Your Rights Under the Fair Credit Reporting Act. I agree to pay proper application fee(s). This transaction will be processed and not contingent on acceptance or denial.

Authorization/Acknowledged by (Sign Full Name):

DATE: _____