



Real Estate Direct, Inc.

3400 E Speedway Blvd #108

Tucson, AZ 85716

(P) 520-623-2566

(F) 520-622-6987

Dear Prospective Tenant,

Thank you for choosing Real Estate Direct, Inc. for your new rental property. In this packet you will find an application for occupancy as well as a tenant history request release form. Please fill out the application completely. Only your signature is required on the **Tenant History Request** page. We will have your previous landlord fill out the rest.

Your application can be returned to us by mail, email, fax, or in person. Our office hour are as follows:

Monday – Friday 8AM – 6PM

Saturday 9AM – 5PM

The fee for this application is \$50.00 per adult, 18 years of age and older that will be residing in the residence. It is very important that all adults residing in the home are disclosed in this process.

If you choose to place a holding fee on this property it will assure that your application will be processed as a priority. We will not be able to process your application until all application fees are paid in full. We accept **Cash, Money Orders, or Cashiers Checks for all holding fees and application fees.**

The application fee is a non-refundable fee.

The holding fee is non-refundable and will be applied to the security deposit for the rental property that you are applying for. If you do not provide the required information such as (ID, email, and employment verification) within 3 business days after applications have been received, the property will be placed back on the market and the holding fee will be forfeited. If your application is not approved, you will receive a refund of your holding fee.

Real Estate Direct, Inc, will be conducting a criminal background check, credit check, rental and employment verification. The approval process takes up to 48-72 hours to approve your application after all documentation has been provided.

Please feel free to call us if you have any questions or concerns.

Theresa Mulvey, Broker

Real Estate Direct, Inc.

TENANT INITIALS: _____

Address of Rental Property Applying For: _____

APPLICANT PERSONAL INFORMATION:

Name: _____ Single: _____ Married: _____ Separated: _____ Divorced: _____

Email Address: _____ Phone #: _____

Social Security: _____ D.O.B: _____

Driver's License #: _____ State: _____ Expiration Date: _____

Desired Date of Occupancy: _____ Desired Lease Length: _____

How Did You Hear About Us? _____

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

Current Employer: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Telephone # _____ How Long? _____ Start Date: _____ Position: _____

Gross Monthly Income: _____

IF YOU HAVE BEEN WITH YOUR CURRENT EMPLOYER LESS THAN ONE YEAR, PLEASE COMPLETE THE FOLLOWING:

Previous Employer: _____ Address: _____

City: _____ State: _____ Telephone # _____ How Long? _____

Reason and Date you left? _____

Other Income (indicate source and amount): _____

PLEASE PROVIDE A VALID, ENLARGED, COPY OF YOUR CURRENT DRIVERS LICENSE OR GOVERNMENT ISSUED PHOTO ID AND YOUR 2 MOST RECENT PAYSTUBS OR PROOF OF INCOME.

RESIDENCE HISTORY (Minimum one year required)

Current Rent/Mortgage: _____ How Long? _____ Own? _____ Rent? _____

Current Address: _____ City: _____ State: _____ Zip Code: _____

Landlord: _____ Telephone # _____ Fax # _____

IF OWNER, PLEASE PROVIDE MORTGAGE COMPANY NAME AND ADDRESS BELOW:

Mortgage Company: _____ Telephone #: _____

Address: _____ City: _____ State: _____ Zip Code: _____

IF YOU HAVE BEEN AT YOUR CURRENT ADDRESS LESS THAN ONE YEAR, PLEASE COMPLETE THE FOLLOWING:

Previous Address: _____ City: _____ State: _____ Zip Code: _____

How Long? _____ Previous Landlord: _____ Telephone #: _____

PERSONAL REFERENCES

Name : _____ Relationship : _____

Address: _____ Relationship : _____

Name : _____ Relationship : _____

Address: _____ Relationship : _____

Name : _____ Relationship : _____

Address: _____ Relationship : _____

DEPENDENTS/ ADDITIONAL OCCUPANTS:

NUMBER OF PEOPLE WHO WILL OCCUPY THE RESIDENCE : _____

LIST OCCUPANTS AND THEIR BIRTHDATES, CREDIT AND BACKGROUND CHECKS WILL BE RAN ON EACH PERSON 18 & OVER

NAME: _____ RELATIONSHIP: _____ D.O.B: _____

NAME: _____ RELATIONSHIP: _____ D.O.B: _____

NAME: _____ RELATIONSHIP: _____ D.O.B: _____

PERSON TO NOTIFY IN CASE OF EMERGENCY AND THAT YOU AUTHORIZE TO ENTER AND TAKE POSSESSION OF YOUR PERSONAL PROPERTY IN THE EVENT OF DEATH. PURSUANT TOA.R.S. 33-1314(F), DISABILITY OR INCARCERATION.

NAME: _____ ADDRESS: _____ CITY: _____

STATE: _____ ZIP CODE: _____ PHONE: _____ EMAIL: _____

PET / SERVICE ANIMALS

WILL YOU HAVE PETS: _____ (ASSISTIVE AND SERVICE ANIMALS ARE NOT CONSIDERED "PETS")

BREED: _____ GENDER: _____ AGE: _____ WEIGHT: _____

BREED: _____ GENDER: _____ AGE: _____ WEIGHT: _____

VEHICLE INFORMATION

TOTAL NUMBER OF VEHICLES (INCLUDING COMPANY VEHICLES): _____

MAKE : _____ MODEL: _____ YEAR: _____ COLOR: _____ LICENSE PLATE : _____

MAKE : _____ MODEL: _____ YEAR: _____ COLOR: _____ LICENSE PLATE : _____

CREDIT & BACKGROUND HISTORY

HAVE YOU EVER BEEN EVICTED? _____ HAS A NOTICE OF EVICTION EVER BEEN FILED AGAINST YOU? _____

HAVE YOU EVER DECLARED BANKRUPTCY? _____ IF SO, WHEN? _____ DISCHARGE DATE? _____

HAVE YOU HAD TWO OR MORE LATE PAYMENTS IN THE PAST YEAR? _____ DO YOU USE ILLEGAL DRUGS? _____

HAVE YOU EVER WILLFULLY OR INTENTIONALLY REFUSED TO PAY RENT WHEN DUE? _____

DO YOU CURRENTLY OWE ANY MONIES TO AN APARTMENT COMMUNITY OR LANDLORD? _____

HAVE YOU EVER ENGAGED IN THE DISTRIBUTION OR SALES OF ILLEGAL SALES? _____

HAVE YOU EVER BEEN CONVICTED, ARRESTED OR CHARGED WITH ANY CRIME? _____

PLEASE GIVE DETAILED EXPLANATION(S), DATE(S), AND NAMES FOR ANY QUESTION ANSWERED 'YES' ABOVE:

ADDITIONAL INFORMATION

HAVE YOU OR ANYONE IN YOUR HOUSEHOLD HAD, OR DO YOU PRESENTLY HAVE BED BUGS OR OTHER PESTS?

If YES, PLEASE EXPLAIN? _____

PLEASE GIVE ANY OTHER ADDITIONAL INFORMATION THAT MIGHT HELP EVALUATE THIS APPLICATION:

DEPOSIT TO HOLD AGREEMENT

IN CONSIDERATION OF MANAGEMENT HOLDING THIS PROPERTY FOR ME. I AGREE TO PAY A NON-REFUNDABLE HOLDING FEE. THE HOLDING FEE WILL BE APPLIED TOWARD THE SECURITY DEPOSIT. THE HOLDING FEE WILL ONLY BE REFUNDED IF THE APPLICANT IS DENIED.

EARNEST/HOLDING DEPOSIT OF: \$ _____

A NON-REFUNDABLE APPLICATION FEE OF: \$ _____

TOTAL DEPOSITS/FEEES SUBMITTED WITH APP: \$ _____

I HEREBY AUTHORIZE AND INSTRUCT OWNER/BROKER/PROPERTY MANAGER TO INVESTIGATE THE INFORMATION SUPPLIED BY ME AND CONDUCT INQUIRIES CONCERNING MY INCOME, CREDIT AND CHARACTER FOR THE PURPOSE OF VERIFYING AND QUALIFYING FOR THIS RENTAL AND ANY RENEWALS THEREOF. I FURTHER AUTHORIZE THE RELEASE OF ANY AND ALL INFORMATION AVAILABLE FROM ANY REFERENCE, FORMER OWNERS, AND CREDIT REPORTING SERVICES DEPARTMENT OF MOTOR VEHICLES, AND GOVERNMENTAL AGENCIES. I HEREBY RELEASE AND HOLD HARMLESS ALL PARTIES FROM LIABILITY FOR ANY DAMAGES THAT MAY RESULT FROM FURNISHING THIS INFORMATION TO ITS OWNERS, ITS AGENTS AND OTHERS. NOTE: COPY OF ACTUAL CREDIT REPORT WILL NOT BE PROVIDED TO APPLICANT BY OWNER/BROKER PROPERTY MANAGER.

APPLICANT ACKNOWLEDGES THAT OWNER/BROKER/PROPERTYMANAGER MAY NOT BE ABLE TO COMPLETE A COMPREHENSIVE EVALUATION OF THIS INFORMATION PRIOR TO MOVE-IN. OWNER/BROKER/PROPERTY MANAGER RESERVES THE RIGHT TO VERIFY APPLICATION INFORMATION AFTER MOVE-IN AND MAY CONVERT THE PROPERPOSED LEASE AGREEMENT TO MONTH TO MONTH TERM OR DECLARE THE LEASE IRREPARABLY BREACHED AND SEEK IMMEDIATE EVICTION IF FALSE OR MISLEADING INFORMATION IS CONTAINED IN THIS APPLICATION. APLICANT AFREES TO THE TERMS OF THIS DEPOSIT TO HOLD ADREEMENT. THIS APPLICATION IS PRELIMINARY ONLY AND DOES NOT OBLIGATE OWNER OR OWNER'S REPRESENTATIVE TO EXECUTE A LEASE OR DELIVER POSSESSION OF THE PROPOSED PROPERTY. OWNER/BROKER/PROPERTY MANAGER COMPLY WITH FEDERAL, STATE, AND LOCAL FAIR HOUSING LAWS AND REGULATIONS.

UNLESS OTHERWISE AGREED, I UNDERSTAND THAT THE BROKERAGE, ITS BROKER, ITS AGENTS, AND EMPLOYEES ARE AGENTS OF AND REPRESENT THE OWNER IN LEASING THIS PROPERTY. (APPLICANT INITIALS REQUIRED) _____

BY SIGNING BELOW, I ACKNOWLEDGE AND ACCEPT THE QUALIFYING CRITERIA AND POLICIES OF THE OWNER/BROKER/ PROPERTY MANAGER BY WHICH MY APPLICATION WILL BE APPROVED.

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT

*Applicant Signature

* MO/DAY/YR

FALSIFYING INFORMATION ON THIS APPLICATION IS GROUNDS FOR REJECTION.



Real Estate Direct, Inc.
3400 E. Speedway Blvd. #108
Tucson, Az. 85716
(P) 520-623-2566
(F) 520-622-6987

TENANT HISTORY REQUEST

Name: _____

Address: _____ Unit: _____

Landlord: _____

Landlord Phone: _____ Fax : _____

I hereby grant permission for release of information from credit agencies, banks, and present and prior landlords which is necessary to process the lease.

Signature: _____ Date: _____

TENANTS DO NOT FILL OUT BELOW THIS LINE

Landlord to Complete:

We are writing for a verification of residency on the above-named individual:

- 1) Amount of people on the Lease: _____
- 2) Monthly Rent: _____ Utilities Included: _____
- 3) Date Lease Began: _____ Date Lease Ends: _____
- 4) Is the tenant current on their rent? _____ Late Rent: _____
- 5) Have there been any complaints of noise? _____
- 6) Any Lease Violations? _____
- 7) Any pets found on the premises without your consent? _____
- 8) Has the tenant caused any property damage? _____
- 9) Has the tenant kept the premises clean (both interior and exterior) _____

10) Would you re-rent to this tenant? _____

If No, Please Explain: _____

Landlord Signature : _____ Date: _____