

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

The fee for this application is \$60.00 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 <u>Cash</u> only for all application and holding 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 Proper	rty Applying For:								
APPLICANT PERSONAL IN	FORMATION:								
Name:	Single:_	Marrie	d:Sepa	rated:	_Divorced:				
Email Address:			Phon	e #:					
Social Security:		_D.O.B:							
Driver's License #:		State:		Expiration	Date:				
Desired Date of Occupan	Desired Date of Occupancy:Desired Lease Length:								
How Did You Hear About	: Us?								
EMPLOYMENT & BANK R	EFERENCES (Mini	<u>mum one year ve</u>	rified employm	ent required).					
Current Employer:									
Address:	City:		_State:	Zi	p Code:				
Telephone #	How Long?		_Start Date:	P	osition:				
Gross Monthly Income:_									
IF YOU HAVE BEEN WITH	YOUR CURRENT	EMPLOYER LESS T	HAN ONE YEAR	, PLEASE COM	PLETE THE FOLLOWING:				
Previous Employer:			_Address:						
City:	_State:	Telephone #		How Long	?				
Reason and Date you left	t?								
Other Income (indicate s	ource and amoun	t):							
PLEASE PROVIDE A VALIE PHOTO ID AND YOUR 2 N	-			CENSE OR GO	VERNMENT ISSUED				
RESIDENCE HISTORY (Min	nimum one year r	equired)							
Current Rent/Mortgage:	How Lo	ong?	_Own?	Rent?					
Current Address:		_City:	_State:	Zip Code:					
Landlord:		Telepho	one #	Fa	ax #				
IF OWNER, PLEASE PROV	IDE MORTGAGE C		AND ADDRESS E	BELOW:					
Mortgage Company:			_Telephone #:_						
Address:		_City:	State	:Zi	p Code:				
IF YOU HAVE BEEN AT YOUR CURRENT ADDRESS LESS THAN ONE YEAR, PLEASE COMPLETE THE FOLLOWING:									
Previous Address:		City:	State	: <u> </u>	p Code:				

How Long?	Prev	ious Landlord:		Telephone #:		
PERSONAL REFERE	NCES					
Name :		Relationsh	nip :			
Address:		Phone :				
Name :		Relations	hip :			
Address:		Phone :				
Name :		Relationship :				
Address:		Phone :				
DEPENDENTS/ ADD	DITIONAL OCCUPANT	<u>rs:</u>				
NUMBER OF PEOPLE WI	HO WILL OCCUPY THE RE	SIDENCE :				
LIST OCCUPANTS AND T	HEIR BIRTHDATES, CREDI	T AND BACKGROU	ND CHECKS WIL	L BE RAN ON EACH PERSON 18 & C	OVER	
NAME:	AME: RELATIONS			D.O.B:		
NAME:	R	ELATIONSHIP:		D.O.B:		
NAME:	RI	ELATIONSHIP:		D.O.B:		
				TO ENTER AND TAKE POSSESSIO 314(F), DISABILITY OR INCARCE		
NAME:	AD	DRESS:		CITY:		
STATE:Z	IP CODE: PHO	NE:	EM	IAIL:		
PET / SERVICE ANI	MALS					
WILL YOU HAVE PETS: _		ASSISTIVE AND SEF	VICE ANIMALS	ARE NOT CONSIDERED "PETS")		
BREED:	GENDER:		AGE:	WEIGHT:		
BREED:	GENDER:		AGE:	WEIGHT:		
VEHICLE INFORMAT	ΓΙΟΝ					
TOTAL NUMBER OF VEH	ICLES (INCLUDING COMP	ANY VEHICLES):				
MAKE :	MODEL:	_YEAR:	COLOR:	LICENSE PLATE :		
MAKE :	MODEL:	_YEAR:	COLOR:	LICENSE PLATE :		
CREDIT & BACKGRO	OUND HISTORY					
HAVE YOU EVER BEEN E	VICTIED? H	AS A NOTICE OF E	VICTION EVER B	EEN FILED AGAINST YOU?		
HAVE YOU EVER DECLAF	RED BANKRUPTCY?	IF SO, W	HEN?	DISCHARGE DATE?		
HAVE YOU HAD TWO OF	R MORE LATE PAYMENTS	IN THE PAST YEAR	?	DO YOU USE ILLEGAL DRUGS?		
HAVE YOU EVER WILLFU	ILLY OR INTENTIONALLY F	REFUSED TO PAY R	ENT WHEN DUE	?		
DO YOU CURRENTLY OW	VE ANY MONIES TO AN A	PARTMENT COMM	IUNITY OR LAND	DLORD?		
HAVE YOU EVER ENGAG	ED IN THE DISTRIBUITON	I OR SALES OF ILLE	GAL SALES?			
HAVE YOU EVER BEEN C	ONVICTED, ARRESTED OI	R 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 HOUSELHOLD 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/FEES 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. APLLICANT 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 CITERIA 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.



TENANT HISTORY REQUEST

Name:			-			
Address:		Unit:	-			
Landlo	ord:					
Landlo	ord Phone:	Fax :	-			
	by grant permission for release of information from cre rds which is necessary to process the lease.	dit agencies, banks, and prese	ent and prior			
Signat	ure:	Date:				
	TENANTS DO NOT FILL OUT BELC	<u>DW THIS LINE</u>				
<u>Landlo</u>	ord to Complete:					
We are	e writing for a verification of residency on the above-na	amed individual:				
1)	Amount of people on the Lease:					
2)	Monthly Rent:Utilities Included:					
3)	Date Lease Began: Date Lease End	s:				
4)	Is the tenant current on their rent? Late Rent:					
5)	Have there been any complaints of noise?					
6)	Any Lease Violations?					
	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: _____