

Ability Realty

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Tucson, AZ 85710
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- The cost of the credit report and application process is \$50 PER ADULT (18+), to be paid by applicant prior to processing. Each Adult (18+) who will be living in the property must complete an application. The cost of the process is not a deposit or rent, and will not be applied to future rent or refunded, even if the application is declined and is due and payable at the time you submit your application. If your employer charges a fee to verify employment/income, you will be required to pay this fee before the application can be processed completely.
- In addition, applicant will provide a clear copy of identification and income information/verification such as paystubs (must cover the most recent two months), offer letter, etc., as well as a signed application attachment (this form), before the application can be processed completely. Failure to submit proper documentation will result in a denial.
- Approval will be based on credit, past residency, employment, and other background information as we may find necessary.
- A FICO credit score of less than 650 may require additional deposit or could result in denial.
- Your monthly rent payments may not exceed 33% of your monthly income, before taxes. We must be able to verify independently the amount and stability of your income.
- Within 2 business days after approval, a Binder in the amount of the full security deposit must be paid or the property will be made available and could be rented to another tenant. The Binder must be paid by money order, cashiers check, or other certified funds. The Binder is good faith money posted to hold the property until the lease is signed and the application takes possession of the property. In the event the applicant fails to sign the lease or take possession, the Binder is forfeited as liquidated damages. Upon signing the lease and taking possession by the applicant, the Binder shall be applied to the lease.
- Within two days of the lease being available to sign, all applicants must sign either electronically or in person. If applicant fails to sign the lease within the two days the property may be made available and could be rented to another tenant. In addition the Binder may be forfeited as liquidated damages.
- Notice is given that there is no smoking inside the dwelling.
- If applicable, Landlord does not have, or transfer mailbox keys. Tenant must contact the local post office to request keys/re-key of the mailbox.
- Landlord strongly recommends that applicant obtain a "renter's insurance" policy with sufficient coverage during their tenancy.
- Applicant acknowledges that in addition to the Security Deposit/Fees, a \$100 non-refundable administration fee will also be charged.
- Applicant acknowledges that many internet websites such as Zillow, Trulia, Hotpads, etc., often contain errors which Ability Realty is unaware of and unable to correct. Applicant further acknowledges they are not relying on this information and have independently verified the information and amenities of the subject property.
- Many of our rental properties are located within a Home Owners Association (HOA) which have their own rules and restrictions. It is the responsibility of the applicant to follow these rules and restrictions.
- **Upon move out, management company will have the carpets/tile professionally cleaned with the cost of the cleaning deducted from tenant's security deposit.**

Property Address

Applicant name printed

Applicant Signature

Date

Applicant name printed

Applicant Signature

Date

Each applicant must have a unique email address and will be required to confirm their identity during the application process.

APPLY ONLINE AT: www.TucsonRealEstateBroker.com/apply

(application fee, government issued identification, proof of income, and this form, must be submitted before the application will be processed. The application is not considered complete until Landlord has all necessary documentation, information, and reports which include but are not limited to credit, criminal background, eviction history, etc)