

Ability Realty

7360 E. 22nd Street
Tucson, AZ 85710
(520) 296-7143

- This document must be signed and included with all applications.
- Application fee is \$40 (cash) each adult applicant. The application fee is non-refundable.
- 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 600 may require a qualified co-signer or additional deposit/last month rent. (co-signers are equally responsible for all terms of the lease)
- If your monthly rent payments exceed 40% of your monthly income, before taxes, a qualified co-signer may be required for your rental agreement. We must be able to verify independently the amount and stability of your income.
- Your completed application does not “hold” the property. We may have more than one application at any time. We will select the applicant who, in our opinion, is the most qualified.
- 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. In the event the applicant fails to sign the lease or take possession, the Binder is forfeited as liquidated damages. Upon signing the lease the Binder is applied to the security deposit.
- Within 5 business days after approval, applicant must have made an appointment AND signed the lease. If applicant fails to sign the lease within the 5 days the property may be made available and could be rented to another tenant. In addition the Binder may be forfeited as liquidated damages.
- All leases expire on the 15th of the last month
- Applicant acknowledges that there is no smoking inside the dwelling.
- **Upon move out, management company will have the carpets/tile professionally cleaned with the cost of the cleaning deducted from tenant’s security deposit.**

Applicant

Date

Applicant

Date

RENTAL APPLICATION

HOW DID YOU HEAR ABOUT THIS RENTAL UNIT/COMPLEX

- Sign Other Tenant Newspaper Friend Website Other

E-mail address:

Applicant's Full Name: _____ DOB: _____ SSN# _____ Phone # _____ Drivers License: _____ License Plate: _____ Make/Model/Year of Car: _____

Spouse/Roommate Name: _____ DOB: _____ SSN# _____ Phone # _____ Drivers License: _____ License Plate: _____ Make/Model/Year of Car: _____

Other Tenants To Occupy Home (Include Age):

Current Address _____ City _____ State _____ Zip Code _____ Phone Number: _____ Presently: Own Rent
 From _____ to _____

Current Landlords Name _____ Phone Number: _____ Reason for Leaving: _____

Previous Landlords Name _____ Phone Number: _____ How Long There: _____ From _____ to _____ Address & Reason for Leaving: _____

Current Employer: _____ Phone & Fax Number: _____ Address: _____ How Long At Job: _____ Name of Supervisor: _____ Monthly Gross Income: _____

Spouse Current Employer: _____ Phone & Fax Number: _____ Address: _____ How Long At Job: _____ Name of Supervisor: _____ Monthly Gross Income: _____

Do You Have Pets? Yes No How Many? _____ What Kind? (Dog, cat, etc.) _____ Breed: _____ Age _____ Weight: _____ Neutered/Spayed? _____

Emergency Contact Name: _____ Phone Number: _____ Address: _____ Relationship: _____

Have You Ever: Been: Evicted From Tenancy? Yes No Convicted of a Crime? Yes No Filed Bankruptcy? Yes No
 Willfully or Intentionally Refused to Pay Rent When Due? Yes No If yes, why? _____

Applicant authorizes ABILITY REALTY, to make inquiries on all statements made in this application through a consumer credit reporting agency, my employer, public records, landlords or any other references that I have provided in the application. Applicant declares that the foregoing information is true and complete. Providing false information on the Application is grounds for termination. A CLEAR COPY OF IDENTIFICATION AND INCOME INFORMATION MUST BE PROVIDED ALONG WITH APPLICATION FEES PRIOR TO THE APPLICATION BEING PROCESSED.

By signing below EACH Applicant agrees to pay a non-refundable fee of \$40.00 for each credit check. I have read and agree to the provisions as stated:

Applicant _____ Date: _____

Co-Applicant _____ Date _____

Approved on: _____ Denied on: _____ Applicant did not accept because: _____