



DATE APP FEE PD _____
AMOUNT PD _____
RECEIVED BY _____



KATHLEEN PEPPING, DESIGNATED BROKER

APPLICATION

APPLICATION(S) MUST BE COMPLETELY FILLED OUT AND SIGNED BY EACH PERSON 18 YEARS OR OLDER AND MUST BE SUBMITTED WITH THE APPLICATION FEE. THE APPLICATION FEE IS \$50.00 PER ADULT AND NEEDS TO BE PAID WITH A CASHIER'S CHECK OR MONEY ORDER ONLY (NO CASH). THIS FEE IS NON-REFUNDABLE.

APPLICATIONS THAT ARE NOT COMPLETELY FILLED OUT OR HAS MISSING DOCUMENTATION WILL NOT BE PROCESSED.

THERE MAY BE AN ADDITIONAL FEE IF YOUR EMPLOYER USES AN OUTSIDE SOURCE FOR EMPLOYMENT/INCOME VERIFICATION. YOU ARE RESPONSIBLE FOR PAYING THIS NON-REFUNDABLE FEE AND IT NEEDS TO BE PAID WITH A CASHIER'S CHECK OR MONEY ORDER ONLY (NO CASH), PRIOR TO US ORDERING THE VERIFICATION. YOU MUST ALSO PROVIDE THE EMPLOYER CODE (ID NUMBER).

IF A CO-SIGNER IS NECESSARY, THE CO-SIGNER MUST COMPLETE AND SIGN THE APPLICATION. THEY MUST ALSO PROVIDE PROOF OF INCOME. THE CO-SIGNER MUST QUALIFY FINANCIALLY AND MUST HAVE GOOD CREDIT. THE ACCEPTANCE OF A CO-SIGNER IS SUBJECT TO INDIVIDUAL APPROVAL OR DENIAL BY TUCSON MANAGEMENT, INC. AND/OR THE PROPERTY OWNER. THE APPLICATION FEE OF \$50.00 PER ADULT NEEDS TO BE PAID WITH A CASHIER'S CHECK OR MONEY ORDER ONLY (NO CASH). THIS FEE IS NON-REFUNDABLE.

INCOME VERIFICATION

GROSS MONTHLY INCOME SHOULD BE APPROXIMATELY THREE TIMES THE AMOUNT OF THE MONTHLY RENT. **UNVERIFIABLE INCOME WILL NOT BE ACCEPTED.**

IF CURRENTLY EMPLOYED, YOU WILL NEED TO SUBMIT YOUR MOST RECENT PAYSTUB SHOWING YOUR YEAR TO DATE INFORMATION. **YOU MUST PROVIDE EMPLOYER'S PHONE AND FAX NUMBER AND IF POSSIBLE THEIR E-MAIL ADDRESS.**

IF CURRENTLY SELF-EMPLOYED, YOU WILL NEED TO SUBMIT A COPY OF YOUR MOST RECENT TAX RETURN AND THREE MONTHS OF CURRENT BANK STATEMENTS. IF YOU HAVE NOT BEEN SELF-EMPLOYED LONG ENOUGH TO HAVE FILED A TAX RETURN YOU WILL NEED TO SUBMIT THREE MONTHS OF CURRENT BANK STATEMENTS AND DOCUMENTATION OF YOUR CURRENT YEAR'S INCOME (ie. P & L, INCOME RECEIPTS, ETC.).

IDENTIFICATION

WE WILL NEED TO MAKE A COPY OF EACH APPLICANT'S PHOTO ID (I.E. DRIVER'S LICENSE, MILITARY ID, PASSPORT, ETC.)

PETS & SERVICE ANIMALS

IF YOU HAVE PETS, A PHOTO OF EACH PET IS REQUIRED. WE ALSO REQUIRE PROOF OF CURRENT REGISTRATION FOR EACH DOG. AN ADDITIONAL DEPOSIT/NON-REFUNDABLE FEE OF \$200.00 PER PET IS REQUIRED. **BREED RESTRICTIONS APPLY.** DEPENDING ON THE BREED YOU MAY BE REQUIRED TO CARRY \$1 MILLION DOLLARS IN LIABILITY INSURANCE. YOU WILL BE REQUIRED TO PROVIDE PROOF OF INSURANCE BEFORE YOUR LEASE SIGNING. IF YOU HAVE SERVICE ANIMAL(S), DOCUMENTATION FOR EACH SERVICE ANIMAL IS REQUIRED FROM YOUR MEDICAL PROVIDER FOR **YOUR** NEED FOR SUCH ANIMAL(S). NO DEPOSITS ARE REQUIRED FOR SERVICE ANIMAL(S).



YOU WILL BE NOTIFIED OF THE APPLICATION APPROVAL OR DENIAL. IF YOUR APPLICATION IS APPROVED WE REQUIRE THAT YOU PAY THE SECURITY DEPOSIT WITHIN 24 HOURS TO SECURE THE PROPERTY. THE SECURITY DEPOSIT MUST BE PAID WITH A CASHIER'S CHECK OR MONEY ORDER ONLY.

THE SECURITY DEPOSIT IS EQUAL TO ONE MONTH'S RENT. DO YOU HAVE ALL OF YOUR SECURITY DEPOSIT AT THIS TIME? _____ IF YOU DO NOT, HOW MUCH DO YOU HAVE AT THIS TIME? \$_____ AND WHAT DATE WILL YOU HAVE THE BALANCE OF YOUR SECURITY DEPOSIT? _____

ONCE THE SECURITY DEPOSIT HAS BEEN PAID WE WILL TAKE THE PROPERTY OFF THE MARKET.

THE FIRST MONTH'S RENT MUST ALSO BE PAID WITH A CASHIER'S CHECK OR MONEY ORDER ONLY. DO YOU HAVE THE FIRST MONTH'S RENT AT THIS TIME? _____. IF YOU DO NOT, HOW MUCH DO YOU HAVE AT THIS TIME? \$_____ AND WHAT DATE WILL YOU HAVE THE BALANCE OF THE RENT? _____

HAVE YOU GIVEN NOTICE TO VACATE TO YOUR CURRENT LANDLORD? _____

**IF YOU DO NOT HAVE ALL THE REQUIRED INFORMATION/DOCUMENTATION
AT THIS TIME, PLEASE RETURN ONCE THE APPLICATION IS COMPLETE
AND YOU HAVE THE DOCUMENTATION.**

APPLICANTS HAVE READ AND UNDERSTAND THE APPLICATION REQUIREMENTS.

APPLICANT DATE

APPLICANT DATE

TUCSON MANAGEMENT, INC.
5671 N. ORACLE ROAD #1103
TUCSON, AZ 85704
PHONE: (520) 327-6995
FAX: (520) 327-2293

Referred by: (Please Circle One)
Friend/Family Our Website
Our Free List/Sign Online advertising _____



RENTAL APPLICATION

Applicants are hereby informed that Tucson Management, Inc. represents the owner of the property. After an initial review and pre-qualification, if the property management agrees to a complete processing of this application, **there shall be a processing fee of \$50.00 per adult. Said fee is to be paid with a cashier's check or money order only** prior to the property management's processing of the application. The processing fee is utilized by property management to offset the costs of completing the application process and is not refundable. There may be an additional fee if your employer uses an outside source for employment/income verification.

Prospective Address: _____
Date Desired: _____ Lease Term Is One Year

APPLICANT

Name: _____ SS#: _____
Date of Birth: _____ / _____ / _____ Prior Names Used: _____
Phone: Home/Cell: (_____) _____ E-Mail Address: _____
Driver's License #: _____ State: _____

Current Address: _____
City: _____ State: _____ Zip: _____
Current Rental Amount: _____ Why Are You Moving? _____
Date Moved In: _____ Scheduled Move-Out Date: _____
Current Landlord/Complex Name: _____
Phone: (_____) _____ Fax: (_____) _____ E-Mail: _____
Is your landlord a friend or family member? _____ If yes, relationship? _____

Previous Address: _____
City: _____ State: _____ Zip: _____
Date Moved In: _____ Date Moved Out: _____ Why Did You Move? _____
Previous Landlord/Complex Name: _____
Phone: (_____) _____ Fax: (_____) _____ E-Mail: _____
Was your landlord a friend or family member? _____ If yes, relationship? _____

Employer Name: _____ Phone: (_____) _____ HR Fax: (_____) _____
Address: _____ E-Mail of HR Dept.: _____
How Long Employed? _____ Position? _____ Supervisor's Name: _____
Gross Monthly Income: \$ _____ Other Income: \$ _____
() Wages () Commission () Salary () Tips () Gov't Assistance



CO-APPLICANT

Name: _____ SS#: _____

Date of Birth: _____ / _____ / _____ Prior Names Used: _____

Phone: Home/Cell: (_____) _____ E-Mail Address: _____

Driver's License #: _____ State: _____

Current Address: _____

City: _____ State: _____ Zip: _____

Current Rental Amount: _____ Why Are You Moving? _____

Date Moved In: _____ Scheduled Move-Out Date: _____

Current Landlord/Complex Name: _____

Phone: (_____) _____ Fax: (_____) _____ E-Mail: _____

Is your landlord a friend or family member? _____ If yes, relationship? _____

Previous Address: _____

City: _____ State: _____ Zip: _____

Date Moved In: _____ Date Moved Out: _____ Why Did You Move? _____

Previous Landlord/Complex Name: _____

Phone: (_____) _____ Fax: (_____) _____ E-Mail: _____

Was your landlord a friend or family member? _____ If yes, relationship? _____

Employer Name: _____ Phone: (_____) _____ HR Fax: (_____) _____

Address: _____ E-Mail of HR Dept: _____

How Long Employed? _____ Position? _____ Supervisor's Name: _____

Gross Monthly Income: \$ _____ Other Income: \$ _____

(_____) Wages (_____) Commission (_____) Salary (_____) Tips (_____) Gov't Assistance

MINOR CHILDREN (LIST ALL – FIRST & LAST NAME) DATE OF BIRTH RELATIONSHIP

VEHICLE MAKE MODEL YEAR COLOR LICENSE PLATE# & STATE



PETS & SERVICE ANIMALS

American Staffordshire Terriers, American Pit Bull Terriers (Pit Bulls) or any mix of these breeds will NOT be allowed.

Other certain breeds of dogs may require you to carry \$1 Million in Liability Insurance.

Service animals are not considered pets – documentation is required for each service animal.

PHOTO OF EACH PET IS REQUIRED & PROOF OF CURRENT REGISTRATION FOR EACH DOG IS REQUIRED

TYPE	NAME	BREED	WEIGHT	SEX	SERVICE ANIMAL	IS REGISTRATION CURRENT
					Yes/No	for Dogs only, Yes/No

Applicant Personal References

List Name, Address, and Phone #

Co-Applicant Personal References

List Name, Address, and Phone #

Applicant Nearest Relative

List Name, Address, and Phone #

Co-Applicant Nearest Relative

List Name, Address, and Phone #

I hereby certify that the answers I have given in this application are true and correct to the best of my knowledge. I understand that any omissions, false answers or statements made by me will be sufficient grounds for denial of this rental application.

RELEASE AUTHORIZATION

In connection with my rental application with Tucson Management, Inc., I understand that an investigative consumer report may be requested that will include information as to my character, credit, present and past tenant history and employment.

I voluntarily and knowingly authorize any present or past landlord; administrator law enforcement agency, state agency, federal agency; finance bureau/office; credit bureau; collection agency; private business; personal reference; and/or other persons to give records or information they may have concerning my criminal history, credit history, character, and employment history or any other information requested by Tucson Management, Inc. I voluntarily, knowingly, and unconditionally release any named or unnamed informant for any and all liability resulting from the furnishing of this information. This authorization shall be valid for one year from the date signed and a photographic, faxed or e-mailed copy of this authorization shall be as valid as the original.

This release includes all state and federal agencies. According to the Fair Credit Reporting Act, I am entitled to know if my application is denied because of information obtained from a Consumer Reporting Agency. If so, I will be so advised and be given the name of the agency or source of information.

Applicant

Date

Co-Applicant

Date



ADDENDUM TO RENTAL APPLICATION
(APPLICANT & CO-APPLICANT MUST COMPLETE)

	Applicant Circle One	Co-Applicant Circle One
Have you or ANYONE (regardless of age) who will be residing with you EVER:		
Been arrested, cited, prosecuted, plead guilty to or been convicted of ANY crime? (This includes Traffic Violations)	YES / NO	YES / NO
Been placed on probation, parole, or affected by the Megan Laws? (Child Sex Offender)	YES / NO	YES / NO
Been in a gang, or are you currently a member of a gang?	YES / NO	YES / NO
Been involved in, or are you currently involved in any illegal activity?	YES / NO	YES / NO
Been evicted or had a forcible detainer filed against you?	YES / NO	YES / NO
Had a warrant, or do you currently have a warrant for your arrest?	YES / NO	YES / NO
Moved to avoid eviction or because of problems with a tenant or landlord?	YES / NO	YES / NO
Do you know of anything which may interrupt your income or ability to pay rent?	YES / NO	YES / NO
Have you filed bankruptcy or had a foreclosure in the last 7 years?	YES / NO	YES / NO

**IF YOU ARE CURRENTLY ON PROBATION OR PAROLE,
YOUR P.O. NAME AND PHONE NUMBER IS REQUIRED.**

Please explain all "YES" answers in detail. (What happened, when, where, and the results.)

APPLICANT _____

CO-APPLICANT _____

Applicant

Date

Co-Applicant

Date

rev. 3/3/21