

RENTAL APPLICATION

Gaines Investment Trust

Ventana Luxury Apartment Homes Scottsdale, Arizona Date _____ I.D. Checked By _____

1. **PERSON(S) TO OCCUPY APARTMENT:** Current Phone# _____

A. _____ DOB _____ SSN _____

B. _____ DOB _____ SSN _____

C. _____ DOB _____ SSN _____

D. _____ DOB _____ SSN _____

2. **TWO FORMER RESIDENCE: (Most Recent First)**

A. _____

Name of Apartment, if applicable Manager's Name Area Code Phone Number

Street Address City State Zip How Long Rental Rate/Type

Reason for Leaving

B. _____

Name of Apartment, if applicable Manager's Name Area Code Phone Number

Street Address City State Zip How Long Rental Rate/Type

Reason for Leaving

*If owned home, insert name and address of lender, loan number and amount of payment.

3. **EMPLOYMENT INFORMATION:**

A. _____

Name of Employer Occupation Monthly Income How Long

Address City Supervisor Area Code Phone Number

B. _____

Name of Employer Occupation Monthly Income How Long

Address City Supervisor Area Code Phone Number

C. _____

Source of Additional Monthly Income Monthly Income

4. IMPORTANT INFORMATION:

A. Number of Pets _____ Type/Breed _____ Total Weight _____

NO PETS, NO VISITING PETS – ANY PETS NOT PRE-APPROVED BY MANAGEMENT ARE UNAUTHORIZED.

B. In Case of Emergency Notify _____ Phone # _____

C. Driver’s License No. (A) _____ (B) _____

- **HAVE YOU EVER BEEN CONVICTED OF A CRIMINAL OFFENSE? YES NO**
If Yes: City _____ State _____ Offense(s) _____
Please list all offenses excluding traffic offenses.
- **ARE YOU OR ANYONE WHO WILL BE RESIDING IN THE UNIT BE REQUIRED TO REGISTER AS A SEX OFFENDER? YES NO**
- **HAVE YOU EVER BEEN ASKED TO VACATE BY CURRENT/PREVIOUS LANLORD? YES NO**
If Yes: City _____ State _____ Offense(s) _____

PLEASE READ CAREFULLY: Authorization is hereby given for direct contact with references and/or employers. In compliance with the fair credit reporting laws, Applicant is advised that a screening will be conducted regarding the information listed on this application and your character, general reputation and rental history. This application is not a Lease Agreement or contract and is subject to approval by Management and/or Agent for owner. Management and Applicant acknowledge that Applicant has paid herewith a nonrefundable processing fee \$ _____. Management acknowledges that applicant has paid a holding deposit in the amount of \$ _____ for the rental of apt. # _____. This amount is refundable within 72 hours from the date the Applicant was notified of approval or if Applicant is not accepted as a resident. If the application is accepted and subsequently the Applicant does not move in, the holding deposit shall be retained. In the event the Applicant is approved, the holding deposit will be applied to the security deposit upon commencement of lease term. **The facts set forth in my Application for Residency are true and complete. I am aware that an incomplete application causes a delay in processing and may result in denial tenancy.**

Prospective Resident Signature Date

Management Signature Date

Prospective Resident Signature Date

Management Signature Date

Rental and Occupancy Criteria Guidelines

Your credit report contains information about you and your credit experience including your bill-paying history, the number and type of accounts you have, late payments, collection actions, outstanding debt, rental history and the age of your accounts, to the credit performance of consumers with similar profits. Based on your credit, your application will be either accepted or declined.

Occupancy Guidelines: No more than **two** individuals per bedroom may occupy an apartment.

Prior to move-in, income must be verified by providing documents such as: Pay stubs covering 2 recent pay periods court ordered spousal or child support, Priors year’s W-2, Social Security, GI benefits, pensions, disability income, divided income, or other sources of regular income.

Income received annually will be averaged over 12 months. Gross annual income for all leaseholders is combined. Gross monthly income of combined applicants must be 3 times the scheduled rent of the apartment being leased. If unemployed or retired, proof of income/assets should be provided, and must be equal to or greater than 3 times the contractual amount of the lease term.

Criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 48 months. The application will be rejected for any of the following reported criminal related reasons the have occurred within the ten (10) years prior to the application date:

- Any terrorist related conviction.
- Any sale or manufacture of an illegal drug conviction.
- Evidence of theft, fraud, firearms violation, or crimes resulting in personal injury, including sex offenses.

Reasons for not approving an application include, but are not limited: bankruptcy, insufficient income, unpaid judgments, evictions, outstanding rent dept, home foreclosures, household size exceeding occupancy limits, and falsification of application information.

Applicant Consent:

The undersigned applicant(s) hereby consent to allow Ventana Luxury Apartment Homes(owner’s), itself or through its designated agents or employees, to obtain a consumer report and/or criminal record information on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease an apartment to me/us. We also agree and understand that owner and its agents and employees may obtain additional consumer reports on each of us in the future to update or review our account. Upon my/our request, owner will tell me/us whether consumer reports were requested and the names and addresses of any consumer-reporting agency that such reports.

Applicant

Date

Applicant

Date