



RENTAL CRITERIA FOR A BETTER REALTY . NET

No Application is accepted without the following information:

1. Current Credit Report pulled by A Better Realty . Net
2. Criminal Background check, a copy of current driver's license or state photo ID must be submitted with application.
3. Employment verification for each person: use form attached, attach 1 month of current pay stubs, self employed tenants must provide the prior year's tax return.
4. Current landlord history verification

*Most applications can be processed within 72 hours. The timelines for our approval will depend on the cooperation of those responsible for providing the above information.

APPLICATIONS MAY BE DENIED FOR ANY ONE OF THE FOLLOWING:

- Applicants exceeding the occupancy standard of 2 persons per bedroom.
- Failure to provide prior landlord history verification.
- Failure to provide proof of employment and/or income.
- Request for a move-in date less than 24 business hours from date of application.
- More than four (4) Non-related adults (18 or older) requesting residence at the same property.
- More than Two (2) pets. Must be approved breed.

APPLICATIONS WILL BE DENIED FOR ANY ONE OF THE FOLLOWING:

- Prior eviction for non-compliance or judgment and/or non-payment of rent
- Ownership of pets on the dangerous or aggressive breed list or breeds not approved by the insurance company
- Monthly income less than 2.5 times the requested rental rate.
- Registered felony charge or excessive criminal activity, regardless of conviction or category.
- Any Applicant under the age of 18 requesting sole occupancy.
- Any falsification on the application, or failure to fill out completely.
- Failure to provide appropriate and current documentation verifying legal US residency.
- Failure to provide payment for application, at time application is submitted.

APPLICATION FEES ARE NON-REFUNDABLE; FEES ARE DUE AT TIME OF SUBMITTING APPLICATION. CASH OR MONEY ORDER, NO PERSONAL CHECKS OR BUSINESS CHECKS ACCEPTED. A COPY OF YOUR CURRENT DRIVER'S LICENSE IS REQUIRED WHEN APPLICATION IS SUBMITTED.



8330 E. Broadway Road, Mesa, AZ 85208
Phone 480-655-0904 Fax 480-655-1266

PERSONAL INFORMATION

LEGAL NAME

LAST FIRST MIDDLE
SOCIAL SECURITY NO. DRIVERS LIC. NUMBER COPY Y N

ADDRESS

CITY STATE ZIP BIRTHDATE

RES PHONE FAX CELL PHONE

Email address

Are you a US Citizen? Y N Do you have the legal right to reside in the United States? Y N

GENERAL INFORMATION

ANIMALS NUMBER TYPE SMOKER YES NO

CAR MAKE YEAR MODEL COLOR LIC. NUMBER

CAR MAKE YEAR MODEL COLOR LIC. NUMBER

SPOUSE / OTHER PERSON INFORMATION

LEGAL NAME

LAST FIRST MIDDLE
SOCIAL SECURITY NO. DRIVERS LIC. NO. COPY Y N

ADDRESS

CITY STATE ZIP BIRTHDAY

RES PHONE FAX CELL PHONE

Email address

Are you a US Citizen? Y N Do you have the legal right to reside in the United States? Y N

Other occupants who will be living in the home, you must supply social security numbers and birth dates.

Name: SSN: Date of Birth
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EMPLOYMENT INFORMATION

IF EMPLOYEED LESS THAN TWO YEARS, PLEASE GIVE INFORMATION ON PRIOR OCCUPATION

PRESENT OCCUPATION BUS PHONE

EMPLOYER SUPERVISOR

SELF EMPLOYED DBA TITLE

BUSINESS ADDRESS CITY STATE ZIP

TYPE OF BUSINESS FROM TO

MONTHLY GROSS INCOME PLEASE ATTACH PAYSTUBS

PRIOR OCCUPATION BUSINESS PHONE

EMPLOYER SUPERVISOR

SELFEMPLOYED DBA TITLE

BUSINESS ADDRESS CITY STATE ZIP

TYPE OF BUSINESS MONTHLY GROSS INCOME FROM TO

SPOUSE / OTHER PERSON EMPLOYMENT INFORMATION

IF EMPLOYEED LESS THAN TWO YEARS, PLEASE GIVE INFORMATION ON PRIOR OCCUPATION

PRESENT OCCUPATION	BUS PHONE		
EMPLOYER	SUPERVISOR		
SELF EMPLOYED DBA	TITLE		
BUSINESS ADDRESS	CITY	STATE	ZIP
TYPE OF BUSINESS	FROM	TO	
MONTHLY GROSS INCOME			
PRIOR OCCUPATION	BUSINESS PHONE		
EMPLOYER	SUPERVISOR		
SELFEMPLOYED DBA	TITLE		
BUSINESS ADDRESS	CITY	STATE	ZIP
TYPE OF BUSINESS	MONTHLY GROSS INCOME	FROM	TO

References

Current address	CITY	STATE	ZIP
LANDLORD/AGENT	PHONE	FROM	TO
ADDRESS	CITY	STATE	ZIP
PREVIOUS ADDRESS	CITY	STATE	ZIP
LANDLORD /AGENT	PHONE	FROM	TO

CREDIT

BANK	CHECKING	SAVINGS	ACCOUNT NO.
ADDRESS	CITY	STATE	ZIP
CREDIT REFERENCE	HIGHEST AMT OWED\$	ACCOUNT NO.	
ADDRESS	CITY	STATE	ZIP
PURPOSE OF CREDIT	ACCT OPENED	CLOSED	
BANK	CHECKING	SAVINGS	ACCOUNT NO.
ADDRESS	CITY	STATE	ZIP
CREDIT REFERENCE	HIGHEST AMT OWED\$	ACCOUNT NO.	
ADDRESS	CITY	STATE	ZIP
PURPOSE OF CREDIT	ACCT OPENED	CLOSED	

PERSONAL REFERENCES

NAME	PHONE	LENGTH ACQUAINTANCE	
ADDRESS	CITY	STATE	ZIP
NEAREST RELATIVE	PHONE	RELATIONSHIP	
ADDRESS	CITY	STATE	ZIP

Have you ever filed a petition of bankruptcy? _____ Has it been discharged? _____

Have you ever been evicted form any tenancy of had an eviction notice served to you? _____

Have you ever willfully and intentionally refused to pay any rent when due? _____

Have you ever been 20 days late on your rent? _____

Have you ever been convicted of a misdemeanor or felony other than traffic or parking violation? _____

Have you or anyone (including all potential occupants) on this application; ever pleaded no contest to, or plead guilty to or been convicted on any Felony: or ever pleaded no contest to, or plead guilty to or been convicted on any misdemeanor involving alcohol, drugs, gangs, children, violence, or theft? _____

Do you have ANY criminal charges pending again you? _____

Do you currently have a restraining order against you? _____

Are you a current illegal abuser or addict of a controlled substance? _____

Have you ever been convicted of the illegal manufacture or distribution of a controlled substance? _____

Are you currently in foreclosure? _____ Or Have you had a foreclosure if so when _____

Have you ever been placed on probation or parole or affected by the Megan's Law? _____

If yes to any of the above, please indicate date of occurrence: _____

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT REPORT.

I agree to pay to the Property Management Company a non-refundable screening fee of \$ 45.00 per social security number, all occupants over 18 years of age. (not to exceed \$45.00 per social security number) I understand that I will not be given a copy of any consumer credit report obtained. I further agree that the Property Management Co. or Landlord may terminate any agreement entered into in reliance on any misrepresentation made above. Any agreement entered into may be terminated if application is not completely filled out. Information will be provided by Reliable Background Screening.

Credit and background information **will not be submitted until payment is received.** Make money orders out to A Better Realty. Net **(no checks personal or business)**

In the event applicant is accepted, the earnest funds will be required to be paid within 24 Business Hours, in order to secure the property and take possession. In the event that the applicant fails to enter into a lease agreement or fails to take occupancy on the date specified or changes his decision on occupancy, for whatever reason, the earnest monies will be forfeited as liquidated damages and retained by the Management.

The preparation and execution of this application does not create a tenancy between the applicant and the Management Company nor any interest by applicant in the rental property.

No promises by the Management Company have been given to the applicant except for those in writing.

Applicant _____ Date _____

Applicant _____ Date _____

Application for _____



CRIME FREE RENTAL/LEASE ADDENDUM

In consideration of the execution or renewal of a lease/ rental of the dwelling unit identified in the lease/rental, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
2. Resident, any member of the resident's household or guest or other person under the resident's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on or near the said premises.
3. Resident or members of the household **will not permit the dwelling unit to be used for or to facilitate criminal activity**, including drug-related criminal activity, regardless or whether the individual engaging in such activity is a member or the household, or a guest.
4. Resident, any member of the resident's household or a guest, or another person under the resident's control **shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance** as defined in A.R.S. 13-1202, at **any** locations, whether **on or near the dwelling unit** premises or otherwise.
5. Resident, any member of the resident's household, or a guest or another person under the resident's control **shall not engage in any illegal activity, including prostitution** as defined in A.R.S. 13-3211, **Criminal gang activity** as defined in A.R.S. 13-105 and 13-2308, **threatening or intimidating** as prohibited in A.R.S. 13-1202, **assault** as prohibited in A.R.S. 13-1203 including but not limited to the **unlawful discharge of firearms**, on or near the dwelling unit premises, **or any breach of the lease/rental agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent(s) or other tenant or involving imminent serious property damage**, as defined in A.R.S. 33-1368.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE/RENTAL AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any provisions of the added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under A.R.S. 33-1377, as provided in A.R.S. 33-1368. Unless otherwise prohibited by law, proof of violation shall not require criminal conviction**, but shall be a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease/rental, the provisions of the addendum shall govern.
8. The LEASE/RENTAL ADDENDUM is incorporated into the lease/rental executed or renewed this day between Owner and Resident.

Resident Signature

Date

Resident Signature

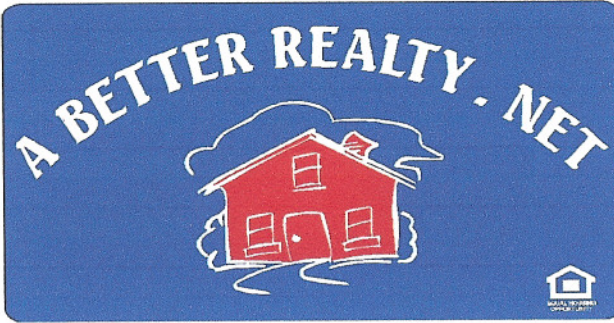
Date

Property Manger's Signature

Date

Property: _____

A BETTER REALTY. NET
8330 E. Broadway Road.
Mesa, AZ., 85208
Office 480-655-0904 Fax: 480-655-1266
Rev 1 2005



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APPLICANT AUTHORIZATION

Tenants Rental History Verification

I have applied for rental property with the landlord / property manager at A Better Realty.Net.

In order to verify my rental history for _____, I hereby authorize _____ to release the required information to my prospective landlord / property manager.

Please respond to this request at your earlier convenience.

Fax to A Better Realty.Net attention Bill Hanawalt
Fax: (480)655-1266
Office: (480)655-0904
Cell: (602)390-3096

Thank you for your cooperation.

Signature _____ Date _____

Print name _____





Tenant Employment Verification

To: Department Name: _____
 Name _____ Telephone _____
 Address _____ Fax _____
 City/State/Zip _____ Other _____

From: Name Bill or Lisa Hanawalt Telephone (602)390-3096
 Organization A Better Realty.Net Fax (480)655-1266
 Address 8330 E. Broadway Rd. Other _____
 City/State/Zip Mesa, Arizona 85208

Re: _____ (Rental Applicant)

Dear Employer:

_____ is a prospective tenant at our rental property, and has listed your organization as a current employer on his/her rental application.

In order for us to verify the application, we ask that you provide the information requested below. As time is paramount, we would appreciate your faxing this completed form back to us at the number listed above. Alternatively, you may feel free to telephone us between the hours of 9 a.m. and 5 p.m. Information provided will remain confidential and will be used solely for purposes of determining eligibility for occupancy.

Thank you in advance for your cooperation.

Sincerely,

Signature _____ Date _____
 Title Property Manager

To be completed by employ:

Applicant's current job title: _____
 Start date of employment: _____
 Is employment: _____ Full Time _____ Part Time
 _____ Permanent _____ Temporary
 Salary: \$ _____ Weekly _____ Biweekly _____ Annually
 _____ Monthly _____ Hourly (Average per week \$ _____)

Information provided by:
 Signature _____ Date _____
 Title _____



Tenant Employment Verification

To: Department Name: _____
 Name _____ Telephone _____
 Address _____ Fax _____
 City/State/Zip _____ Other _____

From: Name Bill or Lisa Hanawalt Telephone (602)390-3096
 Organization A Better Realty.Net Fax (480)655-1266
 Address 8330 E. Broadway Rd. Other _____
 City/State/Zip Mesa, Arizona 85208

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 Title Property Manager

To be completed by employ:

Applicant's current job title: _____

Start date of employment: _____

Is employment: _____ Full Time _____ Part Time
 _____ Permanent _____ Temporary

Salary: \$ _____ Weekly _____ Biweekly _____ Annually
 _____ Monthly _____ Hourly (Average per week \$ _____)

Information provided by:

Signature _____ Date _____
 Title _____



Applicant Authorization

Tenant Employment Verification

I have applied for rental property with the landlord/property manager at A Better Realty.Net.

In order to verify my current employment, I hereby authorize my employer, _____, to release the requested information to my prospective landlord/property manager.

Please respond to this request at your earliest convenience.

Thank you for your cooperation.

Signature _____ Date _____

Title _____ SSN _____



Applicant Authorization

Tenant Employment Verification

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In order to verify my current employment, I hereby authorize my employer, _____
_____, to release the requested information to my prospective landlord/property
manager.

Please respond to this request at your earliest convenience.

Thank you for your cooperation.

Signature _____ Date _____

Title _____ SSN _____