



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.



44 South 83rd Place, 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 _____

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 _____

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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Name: _____ SSN: _____ Date of Birth _____

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 EMPLOYED 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?__ 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 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? _____ 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?__

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 (not to exceed\$45.00per 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)

Applicant_____ Date_____

Applicant_____ Date_____

Application for _____
Address required





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 _____

Tenant Employment Verification



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

From: Bill or Lisa Hanawalt **Telephone** (602)390-3096
A Better Realty.Net **Fax** (480)655-1266
44 South 83rd Place **Other** _____
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 _____



44 South 83rd Place, Mesa, Arizona 85208
Phone: (480)655-0904 Fax: (480)655-1266

APPLICANT AUTHORIZATION

Tenants Rental History Verification

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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 _____





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

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Cell: (602)390-3096

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Signature _____ Date _____

Print name _____

