

Rose Dobbins
TYL Realty
3961 E. Chandler Blvd. #111-278
Phoenix, AZ 85048
PHO: 602-908-2612
Fax: 888-453-8845



RENTAL APPLICATION GUIDELINES

TYL REALTY, LLC

Phone 602-908-2612 (Fax) 888-453-8845
Email: TyLrealty@hotmail.com

The following are the steps REQUIRED to submit an application to rent a property with TYL Realty

APPLICATION STANDARDS

All applicants must pass through a screening process. Please allow 2 -3 business days to process your completed application. Please do not leave anything blank. If it doesn't apply to you, mark N/A. We will need a COMPLETED application for each adult (anyone 18 years of age and older) residing in the property.

Income Level: You should have Gross Income of approximately 3 times the monthly rent amount. No more than two unrelated individuals may occupy the premises. Each occupant 18 years of age or older must complete a separate application. We must be able to verify employment history. If you are self-employed we will need tax returns for the last 2 years and verification of bank statements.

Credit/Criminal/Eviction History: We run a thorough background check. Office policy prohibits accepting applicants with open bankruptcies.

Rental History: Please make sure you sign/date the *Request for Verification of Rent* so we are able to contact your current and previous Landlord(s). Your previous residences must be free of evictions, judgments, and unpaid rents.

Pets: Policies on pets vary according to the property. However, none of our homes permit the following breeds of dogs: Pit Bulls, Dobermans, Rottweiler's, Chows, Akitas, Anatolians, Shepherds, Wolf /Wolf Hybrids or near relatives (Exception: Assistive pet). Pet policies are strictly enforced.

Submitting Your Application

1. Application Fee is \$35 per Applicant 18 Yrs. Old or Older. Please be prepared to remit payment electronically to order the Screening information online. This is **NONREFUNDABLE**.
2. Please provide the following information:
 - a. Full Name _____

Initials

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b. Email Address _____
Phone Number _____

c. Property Address that you are applying for:
d. _____

Missing information will result in processing delays.

- 3. Provide All Phone Numbers – We need daytime phone numbers for both you and any References (employers, landlords, family members, etc.) in order to fully process the application.
- 4. Proof of Income – Each applicant must submit copies of two most recent pay-stubs or any other income source that they would like to be considered: i.e. SSI, disability, child support, alimony, etc.
- 5. One Form of Identification – Each applicant must turn in a copy of a Valid Driver’s License or Government Issued Photo ID upon approval.

Fair Housing Policy

It is unlawful and a violation of company policy to discriminate against any person based on race, color, religion, sex, national origin, handicap, or familial status, or to refuse to show, rent, negotiate, or otherwise make unavailable any rental unit.

Acknowledgment

Applicant acknowledges that the above information is understood and has been informed of the following additional terms:

I hereby authorize and instruct Owner/Broker/Property Manager to investigate the information supplied by me and to conduct inquiries concerning my income, credit and character for the purpose of verifying and qualifying for this rental and any renewals thereof. I further authorize the release of any and all information available from any references, former owners, and credit reporting services, department of motor vehicles, and governmental agencies. I hereby release and hold harmless all parties from liability for any damages that may result from furnishing this information to its owners, its agents and others. NOTE: Copy of actual credit report will not be provided to applicant by Owners/Broker/Property Manager.

Owner/Broker/Property Manager may not be able to complete a comprehensive evaluation of this information prior to move-in. Owner/Broker/Property Manager reserves the right to verify application information after move-in and may convert the proposed Lease Agreement to a month-to-month term or declare the lease irreparably breached and seek immediate eviction if false or misleading information is contained in this Application. Applicant agrees to the terms of this Deposit to Hold Agreement. This application is preliminary only and does not obligate owner or owner’s representatives to execute a lease or deliver possession of the proposed Property.

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Owner/Broker/Property Manager comply with federal, state and local fair housing laws and regulations.

Unless otherwise agreed, I understand that the Brokerage, its Broker, its Agents, and employees are agents of and represent the Owner in leasing this property.

(Applicant's Initials Required) _____
Applicant

By signing below, I acknowledge and accept the qualifying criteria and policies of the Owner/Broker/Property Manager by which my application will be approved.

This application must be signed by applicant.

Applicant signature

MO/Day/Year

If applicant withdraws application following approval, all deposits will be forfeited.

FALSIFYING INFORMATION ON THIS APPLICATION IS GROUNDS FOR REJECTION.

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Residence History (Minimum of 5 Years)

Current Rent/Mortgage Payment \$ _____ How long? _____ Own _____ Rent _____
Current Address: _____

City: _____ State: _____ Zip Code: _____

Landlord: _____ Telephone Number: _____

Previous Address: _____

City: _____ State: _____ Zip Code: _____

How Long? _____

Landlord: _____ Telephone Number: _____

Previous Address: _____

City: _____ State: _____ Zip Code: _____

How Long? _____

Landlord: _____ Telephone Number: _____

Previous Address: _____

City: _____ State: _____ Zip Code: _____

How Long? _____

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How Long? _____

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Landlord: _____ Telephone Number: _____

Dependents/Additional Occupants

Number of people who will occupy the residence: _____

Name: _____ Relationship: _____ D.O.B. _____

Name: _____ Relationship: _____ D.O.B. _____

Name: _____ Relationship: _____ D.O.B. _____

Name: _____ Relationship: _____ D.O.B. _____

Name: _____ Relationship: _____ D.O.B. _____

Name: _____ Relationship: _____ D.O.B. _____

Person to notify in case of emergency and that you authorize to enter and take possession of your personal property in the event of death, pursuant to A.R.S. ss33-1314(F), disability or incarceration:

Name: _____

Address: _____ City: _____ State: _____ Zip code: _____

Phone Number: _____ Email Address: _____

Pets/Service Animals

Will you have pets? _____ (assistive and service animals are not considered "pets")

Description of pets (recent photo required):

Breed: _____ Age: _____ Gender: _____ Weight: _____

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Breed: _____ Age: _____ Gender: _____ Weight: _____

Will you have a service animal? _____ (accommodation request required with application)

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REQUEST FOR VERIFICATION OF RENT

Name of Tenant (s): _____

Property Address: _____ Unit Number: _____

City, State, Zip Code; _____

I, we, _____, hereby authorize
TYL Realty to verify our Rental History with Landlord.

Tenant Signature: _____ Date: _____

Landlord/Property Manager:

We have received a Rental Application from the person(s) listed above to whom we understand you rent to currently or rented to in the past. Please complete the items below, sign and return via fax 888-453-8845 or email tylrealty@hotmail.com as soon as possible:

Tenants Rental Term: _____ to _____
(Beginning Date) (Termination Date)

Amount of Rent: _____

Is Rent in Arrears? _____ Amount: \$ _____

Number of times 5 or more days past due: _____

Is the Account Satisfactory: _____

Was the property left in the same or better condition than before the Tenant occupied the property? _____ If no, please explain:

Landlord/Property Manager Name

Phone Number

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Personal References

- 1) Name: _____ Relation: _____
Address; _____ Telephone: _____
- 2) Name: _____ Relation: _____
Address; _____ Telephone: _____
- 3) Name: _____ Relation: _____
Address; _____ Telephone: _____

Vehicle Information: (Total number of vehicles including company vehicles) : _____

Vehicles:

Make _____	Model _____	Year _____	Color _____	Lic. Plate # _____
Make _____	Model _____	Year _____	Color _____	Lic. Plate # _____
Make _____	Model _____	Year _____	Color _____	Lic. Plate # _____
Make _____	Model _____	Year _____	Color _____	Lic. Plate # _____

Deposit to Hold Agreement

In consideration of management holding this property for me, I agree to pay:

Earnest/holding deposit of a minimum of \$500 and a non-refundable application fee of \$35 per person over 18 years of age.

If application is approved, the earnest money will be collected and credited to the required move-in costs. If applicant should withdraw this application within 7 days after written notification of acceptance: a minimum of \$ 300 of the earnest holding will be retained in addition to the non-refundable application fee. If After 7 Days of Notification of Acceptance, Applicant withdraws or fails to execute lease agreement, all earnest/ holding deposit monies will be forfeited, under no conditions will application fee be refunded.

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