



URBAN REALTY & DEVELOPMENT

602-549-9000 | ttokoph@mac.com | fax 480-829-0405

APPLICANT FEE: \$45.00 per applicant

Non Refundable

Receipt #: _____

Property: _____ Date Desired: _____

ALL PERSONS LIVING IN THE SAME RESIDENCE OVER THE AGE OF 18, MUST SUBMIT AN APPLICATION

***** APPLICANT *****

NAME: _____ PHONE: _____
 ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
 HOW LONG: _____ OWNER/LANDLORD: _____ PHONE: _____
 REASON FOR MOVING: _____ AMT OF RENT _____
 SOC. SEC# _____ DATE OF BIRTH: _____
 EMPLOYER: _____ ADDRESS: _____ PHONE# _____
 POSITION: _____ HOW LONG: _____ SUPERVISOR: _____ INCOME: _____
 DRIVER'S LICENSE# _____ STATE: _____ EXP: _____
 MAKE OF CAR: _____ YEAR: _____ MODEL: _____ LICENSE PLATE# _____
 EMAIL ADDRESS: _____

***** CO-APPLICANT/SPOUSE *****

NAME: _____ PHONE: _____
 ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
 HOW LONG: _____ OWNER/LANDLORD: _____ PHONE: _____
 REASON FOR MOVING: _____ AMT OF RENT _____
 SOC. SEC# _____ DATE OF BIRTH: _____
 EMPLOYER: _____ ADDRESS: _____ PHONE# _____
 POSITION: _____ HOW LONG: _____ SUPERVISOR: _____ INCOME: _____
 DRIVER'S LICENSE# _____ STATE: _____ EXP: _____
 MAKE OF CAR: _____ YEAR: _____ MODEL: _____ LICENSE PLATE# _____
 EMAIL ADDRESS: _____

TOTAL # OF OCCUPANTS: _____

NAME: _____	RELATIONSHIP _____	AGE _____
NAME: _____	RELATIONSHIP _____	AGE _____
NAME: _____	RELATIONSHIP _____	AGE _____

PREVIOUS ADDRESSES FOR PAST 5 YEARS: MUST INCLUDE APT#, MONTH/YEAR OF MOVE OUT.

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
 HOW LONG _____ MOVE OUT _____ LANDLORD/OWNER: _____ PHONE: _____
 REASON FOR LEAVING: _____ AMT OF RENT _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
 HOW LONG _____ MOVE OUT _____ LANDLORD/OWNER: _____ PHONE: _____
 REASON FOR LEAVING: _____ AMT OF RENT _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP _____
HOW LONG _____ MOVE OUT _____ LANDLORD/OWNER: _____ PHONE: _____
REASON FOR LEAVING: _____ AMT OF RENT _____

***** PERSONAL REFERENCES • NON RELATIVE *****

NAME: _____ RELATIONSHIP: _____ PHONE: _____
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
EMAIL: _____

NAME: _____ RELATIONSHIP: _____ PHONE: _____
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
EMAIL: _____

NEAREST RELATIVE NAME: _____ RELATIONSHIP: _____
ADDRESS: _____ CITY _____ PHONE#: _____
EMAIL: _____

PETS? BREED _____ AGE _____ WEIGHT _____ HOW MANY _____

WILL YOU HAVE ASSISTIVE OR SERVICE ANIMAL? _____ (ACCOMMODATION REQUEST REQUIRED W/ APP.)

<u>ANSWER YES OR NO TO THE FOLLOWING QUESTIONS:</u>	<u>APPLICANT</u>	<u>CO-APPLICANT/SPOUSE</u>
HAVE YOU EVER BEEN CONVICTED, ARRESTED OR CHARGED WITH ANY CRIME?	_____	_____
HAVE YOU FILED FOR BANKRUPTCY IN THE LAST 3 YEARS?	_____	_____
DO YOU HAVE ANY JUDGMENTS OR LIENS AGAINST YOU?	_____	_____
HAVE YOU HAD A PROPERTY FORECLOSURE OR SHORT SALE?	_____	_____
HAVE YOU EVER BEEN EVICTED FROM A PROPERTY?	_____	_____
HAS A NOTICE OF EVICTION EVER BEEN FILED AGAINST YOU?	_____	_____
HAVE YOU HAD 2 OR MORE LATE RENT PAYMENTS IN PAST YEAR?	_____	_____
HAVE YOU INTENTIONALLY REFUSED TO PAY RENT WHEN DUE?	_____	_____
DO YOU USE ILLEGAL DRUGS?	_____	_____

PLEASE ATTACH A DETAILED EXPLANATION FOR ANY QUESTIONS ANSWERED "YES" ABOVE.

HOW DID YOU HEAR ABOUT THIS RENTAL PROPERTY? _____

I/WE GIVE LANDLORD AND/OR LANDLORD'S REPRESENTATIVE PERMISSION TO RUN A CREDIT REPORT, CRIMINAL REPORT, AND EVICTION SEARCH AND MAKE ANY OTHER INQUIRIES AS DEEMED NECESSARY IN DETERMINING ELIGIBILITY FOR TENANCY AND ASSESSING CREDIT WORTHINESS AND TO VERIFY ALL INFORMATION GIVEN ABOVE. I/WE HEREBY SWEAR THAT THE INFORMATION PROVIDED BY THE APPLICANT(S) IN THIS APPLICATION IS COMPLETE AND HONEST. LANDLORD MAY TERMINATE ANY RENTAL AGREEMENT IN THE EVENT ANY ABOVE INFORMATION IS FALSE. I/WE UNDERSTAND THERE MAY BE MORE THAN ONE APPLICATION ON THIS PROPERTY AT THIS TIME AND LANDLORD AND/OR LANDLORD'S REPRESENTATIVE MAY ACCEPT OR DENY ANY APPLICATION AT THEIR DISCRETION. APPLICATION FEE IS NON-REFUNDABLE. I/WE UNDERSTAND BROKERAGE, IT'S BROKER AND IT'S AGENTS REPRESENT THE OWNER IN LEASING THIS PROPERTY UNLESS OTHERWISE AGREED TO IN WRITING.

APPLICANT _____ DATE _____ CO-APPLICANT/SPOUSE _____ DATE _____

DEPOSIT AND FIRST MONTH'S RENT MUST BE IN GUARANTEED FUNDS ONLY- NO PERSONAL CHECKS.

FCRA Summary of Rights

A Summary of Your Rights - Under the Fair Credit Reporting Act.

The federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness, and privacy of information in the files of every "consumer reporting agency" (CRA). Most CRAs are credit bureaus that gather and sell information about you - such as if you pay your bills on time or have filed bankruptcy - to creditors, employers, landlords, and other businesses. You can find the complete text of the FCRA, 15 U.S.C. §§ 1681-1681u, by visiting www.ftc.gov. The FCRA gives you specific rights, as outlined below. You may have additional rights under state law. You may contact a state or local consumer protection agency or a state attorney general to learn those rights.

- **You must be told if information in your file has been used against you.** Anyone who uses information from a CRA to take action against you - such as denying an application for credit, insurance, or employment - must tell you, and give you the name, address, and phone number of the CRA that provided the consumer report.
- **You can find out what is in your file.** At your request, a CRA must give you the information in your file, and a list of everyone who has requested it recently. There is no charge for the report if a person has taken action against you because of information supplied by the CRA, if you request the report within 60 days of receiving notice of the action. You also are entitled to one free report every twelve months upon request if you certify (1) you are unemployed and plan to seek employment within 60 days, (2) you are on welfare, or (3) your report is inaccurate due to fraud. Otherwise, a CRA may charge you up to eight dollars.
- **You can dispute inaccurate information with the CRA.** If you tell a CRA that your file contains inaccurate information, the CRA must investigate the items (usually within 30 days) by presenting to its information source all relevant evidence you submit, unless your dispute is frivolous. The source must review your evidence and report its findings to the CRA. (The source also must advise national CRAs - to which it has provided the data - of any error.) The CRA must give you a written report of the investigation and a copy of your report if the investigation results in any change. If the CRA's investigation does not resolve the dispute, you may add a brief statement to your file. The CRA must normally include a summary of your statement in the future reports. If an item is deleted or a dispute statement is filed, you may ask that anyone who has recently received your report be notified of the change.
- **Inaccurate information must be corrected or deleted.** A CRA must remove or correct inaccurate or unverified information from its files, usually within 30 days after you dispute it. However, the CRA is not required to remove accurate data from your file unless it is outdated (as described below) or cannot be verified. If your dispute results in any change to your report, the CRA cannot reinsert into your file a disputed item unless the information source verifies its accuracy and completeness. In addition, the CRA must give you a written notice telling you it has reinserted the item. The notice must include the name, address and phone number of the information source.
- **You can dispute inaccurate items and the source of the information.** If you tell anyone - such as a creditor who reports to the CRA - that you dispute an item, they may not then report the information to a CRA without including a notice of your dispute. In addition, once you've notified the source of the error in writing, it may not continue to report the information if it is, in fact, an error.
- **Outdated information may not be reported.** In most cases, a CRA may not report negative information that is more than seven years old; ten years for bankruptcies.
- **Access to your file is limited.** A CRA may provide information about you only to people with a need recognized by the FCRA - usually to consider an application with a creditor, insurer, employer, landlord, or other business.
- **Your consent is required for reports that are provided to employers, or reports that contain medical information.** A CRA may not give out information about you to your employer, or prospective employer, without your written consent. A CRA may not report medical information about you to creditors, insurers, or employers without your permission.
- **You may choose to exclude your name from CRA lists for the unsolicited credit and insurance offers.** Creditors and insurers may use file information as the basis for sending you unsolicited offers of credit or insurance. Such offers must include a toll-free phone number for you to call if you want your name and address removed from future lists. If you call, you must be kept off the lists for two years. If you request, complete, and return the CRA form provided for this purpose, you must be taken off the lists indefinitely.
- **You may seek damages from violators.** If a CRA, a user or (in some cases) a provider of CRA data, violates the FCRA, you may sue them in state or federal court.

FOR QUESTIONS OR CONCERNS PLEASE CONTACT:

Federal Trade Commission
Consumer Response Center - FCRA
Washington, DC 20580 * 202-326-3761