Request for Private Tour*

350 Hidden Valley Drive
Prescott, AZ 86303

Desired Dates and Times: _____

Name: _____ Approximate Age *(Optional)*:_____

Telephone #: _____ Email Address: _____

Present Address: _____

Employer: _____ Position:_____

CO-APPLICANT

Name: _____ Approximate Age *(Optional)*: _____

Telephone #: _____ Email Address: _____

Present Address: _____

Employer: _____ Position:_____

OTHER OCCUPANTS

Approximate Age *(Optional)* **and Relationship to Applicant(s)**

_____

PETS

Describe Type & Number _____

QUESTIONS (Applies to all appliaccnts)**

1. Have you ever been convicted of a criminal offense other than minor traffic violations? _____.
2. Are you currently under investigation for any local, state or federal law violations? _____.
3. Have you ever been served with an eviction notice or been ask to vacate a property you were renting? _____.
4. Have you ever filed for bankruptcy? _____. If yes, what year: _____
5. Does any occupant smoke? _____
6. What is a rough estimate of your combined income? _____
7. Desired move-in date? _____
8. What is (are) the credit score(s) of the primary renter(s)? _____
9. Any other information I should be aware of? _____

By signing below, the Applicant certifies that all information provided is truthful and accurate. Any false information provided during screening will automatically result in non-approval of the rental application.

_____ _____

Signature of Applicant Signature of Co-Applicant

Send a cell phone photo text attachment or an e-mail to Richard MacLean (Owner):

Cell - 480-227-7079
Richard@RMacLeanLLc.com
1224 Sierry Peaks Drive
Prescott, AZ 86305

*I do not live at the rental so it is necessary to set up a private showing. This initial request ensures that we are not wasting our effort and you are given the time you need to evaluate this rental. Should you decide to sign a lease agreement after touring the house, the next step would be a background verification throudh AAOA.

See detailed rental criteria on next page

Request for Private Tour*

Criteria

These criteria apply to final applicants after a tour who want to sign a lease.

Do not request a tour if you would not qualify.

Financial

1. U.S. Department of Housing and Urban Development (HUD) considers more that 30% on rent a "housing cost burden." Your combined income must demonstrate stability above these limits. In other words, $10,000 per month.
2. Applicants must provide 60 days of consecutive paystubs, W-2s, or the most recent 2 years of tax returns if self-employed.
3. A minimum of twelve (12) consecutive months with the current employer or within the same industry is required.
4. Your minimum credit score above 670.
5. Score 620-669: May be considered with a maximum legal security deposit or an approved co-signer, subject to my discretion.
6. Any bankruptcies, unpaid utility collections, or recent charge-offs within the last 24 months will result in automatic denial.

Animal Policy & Assistance Animals

1. Pets are permitted subject to written approval, age/breed restrictions, a nonrefundable pet fee but no monthly pet rent.
2. No large dogs or more than 2 cats.
3. In strict compliance with the Arizona Residential Landlord and Tenant Act and A.R.S. § 41-1491, qualified Service Animals and Emotional Support Animals (ESAs) are fully accommodated.
4. No pet deposits, nonrefundable pet fees, or monthly pet rents will be charged for verified assistance animals.
5. In accordance with Arizona state law, documentation for an ESA must be issued by a licensed healthcare professional with an established, ongoing therapeutic relationship with the applicant. Fraudulent misrepresentation of an assistance animal is a Class 2 misdemeanor under Arizona law.
6. Pursuant to A.R.S. § 41-1497.38, tenants assume full financial liability for any physical damage or injuries caused by their animal to the property or individuals.

Application Screening Fees

7. Fee: $50.00 per applicant over the age of 18.
8. Notice: Pursuant to A.R.S. § 33-1321(B), this application and screening fee is strictly NONREFUNDABLE once processing begins, as it directly covers the out-of-pocket costs of third-party background and credit reports.
9. The screening fee is refundable *if the applicant(s) pass the scteening and rent*.

Residential & Rental History

10. Applicants must provide verifiable residential history for the past three (3) years with positive landlord references.
11. Any history of eviction filings, judgments, or broken leases within the past seven (7) years will result in an immediate denial.
12. Any outstanding balances or property damage debts owed to a prior landlord or management company will result in denial.

Criminal Background Screening

13. No evictions and landlord debt.
14. A criminal background check will be conducted on all applicants.
15. Applications will be denied for convictions involving the illegal manufacture or distribution of controlled substances, violent crimes, sex offenses, or crimes against property that pose a direct threat to the premises or the safety of others.

Bottom Line: This rental house is not owned and managed by a corporation. The home is an significant asset of owner who prides himself on beign very responsive in the unlikely event that issues occur (e.g., non-functioning appliances). That is why the criteria are both detailed, legally justifiable, and non-discrimitory.