

BlackRoc Property Management

15825 S. 46th Street, Suite 128
Phoenix, AZ 85048
Phone: (480) 940-1366 Fax: (480) 422-8752
Email: Residents@BlackRocpm.com

Rental Application for Occupancy \$50 per applicant

Date: _____ Requested Date of Occupancy: _____

Property Address: _____

Applicant: Name _____ Date of Birth: _____
SSN: _____ Maiden Name: _____ DL#: _____ State: _____
Current Address: _____ State _____ Zip _____
Applicant Email: _____ Phone: _____
Marital Status: Married ___ Divorced ___ Single ___ Separated ___

Co-Applicant: Name _____ Date of Birth: _____
SSN: _____ Maiden Name: _____ DL#: _____ State: _____
Current Address: _____ State _____ Zip _____
Applicant Email: _____ Phone: _____
Marital Status: Married ___ Divorced ___ Single ___ Separated ___

Applicant Residential History

Current landlord: _____
Current Address: _____
Contact Phone: _____ Email: _____
Contact Fax: _____
Dates Rented: From: _____ To: _____ Rent Amount: \$ _____
Previous landlord and address: _____
Contact Phone: _____ Email: _____
Dates Rented: From: _____ To: _____ Rent Amount: \$ _____

Co-Applicant Residential History

Current landlord: _____
Current Address: _____
Contact Phone: _____ Email: _____
Contact Fax: _____
Dates Rented: From: _____ To: _____ Rent Amount: \$ _____
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Landlord Tenant Verification

Date: _____
Tenant(s): _____

Previous Address: _____
Previous Landlord: _____
Phone and Fax Numbers: () _____ () _____

We the listed applicants authorize release of our tenancy information.

Signature: _____ Date: _____
Signature: _____ Date: _____
Signature: _____ Date: _____
Signature: _____ Date: _____

Prospective Tenant(s), Please Only Fill Out Above

Please provide the following information about the tenant(s) listed above.

Move in Date / Move out Date: _____
Monthly Rent Paid: _____
Any Late Payments: _____
Any of NSF Checks: _____
Have they been served any non-compliance notices? _____
Have you filed a forcible detainer for any reason? _____
Did they provide you with proper 30 day written notice to vacate? _____
Would you rent to them again if they re-qualified? _____

Landlord or Representative Signature: _____ Date _____

Printed name _____

If verification was done over the phone (Name): _____

BlackRoc Property Manager Has Verified:
Previous Landlord Contacted: Yes: ___ No: ___ Credit/Criminal Background: Yes: ___ No: ___
Income Requirement: Yes: ___ No: ___
All Information Verified By: _____ Date: _____
Employment Information:

If either applicant has been employed for less than 24 months please provide previous employer

Applicant Employer: _____ Person to Verify: _____

Address: _____ Phone: _____

Position: _____ Dates of Employment: From _____ To _____ Monthly Income: _____

Applicant Employer: _____ Person to Verify: _____

Address: _____ Phone: _____

Position: _____ Dates of Employment: From _____ To _____ Monthly Income: _____

Co-Applicant Employer: _____ Person to Verify: _____

Address: _____ Phone: _____

Position: _____ Dates of Employment: From _____ To _____ Monthly Income: _____

Co-Applicant Employer: _____ Person to Verify: _____

Address: _____ Phone: _____

Position: _____ Dates of Employment: From _____ To _____ Monthly Income: _____

Other Sources of income to be considered: _____

Pets: Yes _____ No _____

A \$200.00 non-refundable pet fee plus applicable rental is charged per pet. Owner may charge \$20 to \$50 per month pet rent depending on pet; both the pet fee and pet rent are taxable at the applicable city rental tax rate.

Breed: _____ Weight: _____ Male _____ Female _____

Spayed/Neutered _____ Has the pet ever bitten or attacked anyone: _____

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Spayed/Neutered _____ Has the pet ever bitten or attacked anyone: _____

Breed: _____ Weight: _____ Male _____ Female _____

Spayed/Neutered _____ Has the pet ever bitten or attacked anyone: _____

Vehicles:

Please provide the following information on any vehicles to be parked at the residence:

Total # of vehicles: _____

Make: _____ Model: _____ Year: _____ Color: _____ License#: _____

Make: _____ Model: _____ Year: _____ Color: _____ License#: _____

Make: _____ Model: _____ Year: _____ Color: _____ License#: _____

Make: _____ Model: _____ Year: _____ Color: _____ License#: _____

General Questions:

Have you or anyone on this application including all potential occupants, ever been evicted, asked to leave a property, moved to avoid eviction, or moved because of problems with other tenants or the landlord?

Yes: _____ No: _____

If yes, please explain:

Have you or your spouse/co-tenant declared bankruptcy in the last ten years?

Yes: _____ No: _____

If yes, has the Bankruptcy been discharged and closed, please explain:

Have you or anyone on this application including all potential occupants have any current outstanding warrants for your arrest, even been placed on probation, parole or been released from jail/prison?

Yes: _____ No: _____

If yes, please explain:

Do you or anyone on this application including all potential occupants on this application have any civil or criminal cases currently filed or pending?

Yes: _____ No: _____

If yes, please explain:

Have you or anyone including all potential occupants on this application ever pleaded no contest to or pleaded guilty to or been convicted of any felony or a misdemeanor.

Yes: _____ No: _____

If yes, please explain:

Do you or anyone your spouse or co-tenant including all potential occupants on this application use illegal drugs or engage in the distribution or sale of illegal drugs?

Yes: _____ No: _____

If yes, please explain:

In Case of Emergency Please Notify:

Name: _____ Phone: _____

Address: _____ Relationship: _____

Occupancy Information Other Than Applicant/Co Applicant:

Total number of occupant's: _____ Adults (anyone over 18): _____

Name: _____ Relationship: _____

D.O.B: _____ SS# if 18 or older: _____

Name: _____ Relationship: _____

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D.O.B: _____ SS# if 18 or older: _____

Realtor Information:

Name and Company: _____ Phone #: _____

Terms of the Applications:

Failure by applicant(s), co-applicant(s) and everyone else on this applicant to complete all sections and sign will result in delay or denial of this application (A co-signer may be required to fill out an application and a \$25 application charge for the credit check).

You must include proof of employment by providing paycheck stubs going back 2 pay periods and a copy of each adult's driver's license or State of Arizona ID card (anyone 18 years or older).

You must provide verifiable income of at least 3 times the monthly rent. Minimum credit score of 570.

Any credit score below 570 requires owner approval.

If you are self-employed and bank statements are not sufficient then tax returns will be required.

False statements or incomplete information will be grounds for denial of this application and/or eviction, if information provided is later learned to be false or misleading.

We do not discriminate on the basis of age, race, religion, national origin, familial status, handicap (Americans with Disability) or gender.

In compliance with the FAIR CREDIT REPORTING ACT this notice is to inform you that the processing of this application including, but is not limited to, making any inquiries deemed necessary to verify the accuracy of the information herein, including procuring consumer reports from consumer credit reporting agencies and obtaining credit information from the other credit institutions may be performed by the Landlord. The undersigned agrees that this application and any information reports will remain the property of Landlord.

I/we hereby grant BlackRoc Property Management LLC the right to process this application, obtain all of my credit information and criminal information if any for the purpose of obtaining, and thereafter, holding, a Rental Lease Agreement with this property now, and at any time during my tenancy. Additionally, I/we authorize all corporations, companies and law enforcement agencies, academic institutions, current and former employers, landlords, mortgagees, character references to release information they may have about my/our credit, criminal history, employment, finances, rental/ownership history, academic history, character history or any other information needed by management. Applicant hereby releases landlord, owner, owner agents, BlackRoc Property Management Company, its employees and agents and all others performing any investigation regarding this Application from any liability and responsibility from doing so. A photographic or faxed copy of this authorization shall be as valid as the original.

If applicant withdraws or fails to exercise the rental agreement, all deposit monies are forfeited. If landlord or agent rejects the application all deposit monies will be refunded, except the application fees. The application fee is non-refundable and will not be refunded for any reason. If more than one application is taken on a property, all applications will be processed then a decision will be made. Once application is approved and lease is signed any and all deposits or monies paid are non-refundable should applicants not complete the lease or take occupancy. Any request to make changes in the current condition of the property or terms of the lease agreement must be in writing at the time of application. These requests may be written on a separate page and will be considered at the same time your application is received.

There is a \$50 non-refundable application fee per applicant; \$25 per person for background check only for occupants over the age of 18 who are not signers on the lease.

Application fee's included with application: \$_____ by cashier's check, money order, and cash.

No personal checks will be accepted for application fees and all earnest deposits including first month's rent. These items must all be paid by cashier's check or money order. Personal checks will be allowed after move in.

Signature: _____ Printed Name: _____ Date: _____

Signature: _____ Printed Name: _____ Date: _____

Signature: _____ Printed Name: _____ Date: _____

Signature: _____ Printed Name: _____ Date: _____