

APPLICATION TO LEASE PROPERTY

Krasnick Realty & Property Management, LLC., Illa Krasnick, Designated Broker
MAIL: P O BOX 577 MARANA AZ 85653
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*****PRIOR TO APPLICATION COMPLETION PLEASE NOTE:** We follow ARS 33-1317 F: An occupancy limitation of two persons per bedroom residing in a dwelling unit shall be presumed reasonable for this state and all political subdivisions of this state.

QUALIFICATION CONSIDERATIONS/PROCESS:

- Proof of three times the rent in gross monthly income
 - **Provide:** Two paystubs from employer, including year-end if possible; and a current one.
 - **Provide:** If Self Employed/Retired: 2 months Bank statements or tax returns.
 - **Provide:** LES if military
- Negative reporting related to a residential rental will be an automatic denial.
- PetScreening.com (3rd party) is part of this application process for all dogs and cats. (link on website)
- Credit Report will be pulled
- Criminal background will be checked
- Rental and employment verifications will be obtained
- Rent shall be paid in one payment, not split. Partial payments will not be accepted for rent payments.
- All utilities shall be in tenant's name including but not limited to: WIFI, internet, water, sewer, trash, electric, gas unless noted otherwise in lease agreement.
- Falsifying information on this application will be grounds for denial or eviction when discovered.
- Smoking is not permitted in any rental managed by Krasnick Realty.
- Tenant is responsible for yard maintenance, pest control, A/C filters changed monthly, abiding by all HOA rules & regulations

PROVIDE THE FOLLOWING:

- Completed Application (blanks or information omitted will delay the process)
- Copy of Driver's License or State Issued ID for each applicant.
- Application fee per applicant 18 years or older \$45 each (NON-REFUNDABLE) (link on website)
- Petscreening.com (link on website). To be completed by applicants for all dogs and cats.
- Proof of Income as described above

PAYMENTS DUE/DISCLOSURE OF CHARGES: (options: Zego/Paylease/check/money order)

- Application Fee non-refundable per adult (18 or older): **\$45 each** CA/CK/PL
- Petscreening.com (directly to vendor thru web link) \$30 per pet (subject to change)
- Security Deposit refundable: \$_____
- Rent monthly: \$_____
- Zego/Paylease Fees: Bank routing/account # = \$4.25; Credit Card 3.76%; DBT \$7.47; NSF \$25

IF APPLICABLE:

• Pet Fee non-refundable:	\$200 per pet
• Dishonored payments (i.e., returned NSF, etc.)	\$75
• Missed appointments with vendors:	\$billed by vendor
• Late fees	10% of the rent amount
• Certified Mail fees for breaches to lease agreement	\$25
• Fines for HOA violations	As issued by HOA
• Unauthorized pets	\$25/day upon discovery
• Tenant caused maintenance (including but not limited to A/C)	As billed by vendor

Krasnick Realty & Property Management, LLC. Broker or Licensee is acting on behalf of the Landlord and does not represent the Tenant in this transaction/application to rent property.

I have been advised of the availability and to review Arizona Residential Landlord and Tenant Act: [Landlord Tenant Act May-2023 1.pdf \(az.gov\)](http://az.gov)

_____ / _____ (initials)*

Address of rental applying for: _____

Lease Date From: _____ **To:** _____

APPLICANT: (18 years old/older)

Legal Name: _____

DOB: _____ SS#: _____ Marital Status: _____

Cell/Hm Ph: _____ Wk Ph: _____ Email: _____

List other names previously known by: _____

Auto Make/Model: _____ Year: _____ Color: _____

Lic Plate: _____ Driver's Lic # _____ State: _____

Current Address: _____

City _____ State _____ Zip _____ (Own or Rent) Mo Payment: _____

Dates: _____

Landlord: _____ Relation: (Relative/Friend/None) Phone: _____

Previous Address: _____

City _____ State _____ Zip _____ (Own or Rent) Mo Payment: _____

Dates: _____

Landlord: _____ Relation: (Relative/Friend/None) Phone: _____

EMPLOYMENT:

Present Employer: _____ Address: _____ Phone: _____

Position: _____ Dates: _____ Gross Monthly: _____

Supervisor Name / Phone#: _____

Previous Employer: _____ Address: _____ Phone: _____

Position: _____ Dates: _____ Gross Monthly: _____

Supervisor Name / Phone#: _____

NEAREST RELATIVE/FRIEND IN CASE OF EMERGENCY (NOT LIVING WITH YOU) that you authorize to enter and take possession of your personal property and animals in the event of death, pursuant to A.R.S. §33-1314(F), disability or incarceration.

Name: _____ Phone: _____

Address: _____ Email: _____

Yes No

- Have you ever been evicted?
- Have you ever willfully or intentionally refused to pay rent when due?
- Do you have any judgments or collections resulting from a residential rental?
- Do you currently owe any monies to an apartment or landlord?
- Have you ever been convicted/arrested/charged with a crime? Date/Crime: _____
- Have you ever engaged in the distribution or sale of illegal drugs?
- Have you ever declared Bankruptcy? If yes, discharge date? _____

CO-APPLICANT NAME: (18 years old/older)

Legal Name: _____

DOB: _____ SS#: _____ Marital Status: _____

Cell/Hm Ph: _____ Wk Ph: _____ Email: _____

List other names previously known by: _____

Auto Make/Model: _____ Year: _____ Color: _____

Lic Plate: _____ Driver's Lic # _____ State: _____

Current Address: _____

City _____ State _____ Zip _____ (Own or Rent) Mo Payment: _____

Dates: _____

Landlord: _____ Relation: (Relative/Friend/None) Phone: _____

Previous Address: _____

City _____ State _____ Zip _____ (Own or Rent) Mo Payment: _____

Dates: _____

Landlord: _____ Relation: (Relative/Friend/None) Phone: _____

EMPLOYMENT:

Present Employer: _____ Address: _____ Phone: _____

Position: _____ Dates: _____ Gross Monthly: _____

Supervisor Name / Phone#: _____

Previous Employer: _____ Address: _____ Phone: _____

Position: _____ Dates: _____ Gross Monthly: _____

Supervisor Name / Phone#: _____

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- Have you ever declared Bankruptcy? If yes, discharge date? _____

OTHER OCCUPANTS:

1. _____ DOB: _____ Relationship: _____
2. _____ DOB: _____ Relationship: _____
3. _____ DOB: _____ Relationship: _____
4. _____ DOB: _____ Relationship: _____

ANIMALS: <https://krasnickyrealty.petscreening.com/> (Link on Krasnickrealty.com)

How many, type, breed, etc. _____

PETSCREENING IS A PART OF THE APPLICATION PROCESS FOR ALL APPLICANTS.

A welcoming environment is paramount to all of our residents. To help ensure ALL of our residents understand our pet and animal-related policies, we use a third-party screening service and require everyone to complete a pet profile, a "no pet" profile, or request accommodation for an assistance animal. This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability. If you are unable to complete a profile online and need help please contact your housing provider.

Reason for Moving: _____

How were you referred to us? (TAR/MLS, referral, zillow, rent.com, sign, etc) _____

Any special needs/modifications necessary for tenant move in? _____

Have any occupants been exposed to bed bugs or other pest issues in the past six months? _____

PAYMENT OPTIONS (Link on Krasnickrealty.com)

ONLINE: https://payments.gozego.com/registration/pay_portal/32908907/STD?vpw=1387#

Follow the prompts to create a new account; Make online payments at your convenience
Paylease Fees: Bank routing/account # = \$4.25; Credit Card 3.76%; DBT \$7.47; NSF \$25

CHECK: **PAYABLE TO:** **KRASNICK REALTY & PROPERTY MANAGEMENT, LLC.**
P.O. Box 577
Marana AZ 85653

Note: The balance of any deposits/fees and pro-rated rent/rent for the current period is due no later than the date you take possession.

AUTHORIZATION TO RELEASE INFORMATION/ACKNOWLEDGEMENT/DISCLOSURE

I hereby authorize Krasnick Realty & Property Management, LLC., (KRPM), 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 rental or employment reference, 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.

Applicant acknowledges that KRPM may not be able to complete a comprehensive evaluation of this information prior to move-in. KRPM 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.

If this application is accepted, I will abide by all the rules and regulations of the management. I acknowledge that acceptance of rental deposit does not imply approval of applicant and deposit will be returned in event of denial. **I acknowledge that this deposit will be forfeited in full as liquidated damages if I do not accept occupancy on approval of this application.** A copy of the lease contract and/or any rules and regulations pertaining to this rental property has been made available for my inspection (upon request).

BY SIGNING BELOW I ACKNOWLEDGE READING, UNDERSTANDING AND AUTHORIZING SAID CONTENT OF THIS FIVE PAGE DOCUMENT.

PRINT NAME: _____

SIGN: _____

Date: _____

PRINT NAME: _____

SIGN: _____

Date: _____

Krasnick Realty & Property Management, LLC.

Cell: 520-349-7863; or 520-721-2468 Office

Email: krasnickyrealty@gmail.com; or heather.krasnickrealty@gmail.com

web: <https://krasnickyrealty.com>

OFFICE USE ONLY	References verified: Employer: _____
	(date/by/remarks) Residence: _____
	Credit: _____
	Criminal: _____

Please keep a copy or a photo of the completed application for your records.