



## Welcome to Desert Wide Properties

In an effort to make your visit an enjoyable one we would like to provide some information to you about how to apply for a Desert Wide Property. Once you have selected a property we will ask that you complete a rental application and submit with a \$45 application fee per applicant. Prior to submitting your application please review the following criteria for renting a Desert Wide property:

- ✓ Your minimum income must be about three times the monthly rent.
- ✓ If you have had a bankruptcy it must be discharged and not open at the time of application.
- ✓ You must not have any outstanding Judgments.
- ✓ You must not have any Landlord Collections.
- ✓ You must not have any Evictions.
- ✓ You must not have a Felony Criminal record. (other criminal records are at discretion of the property owner)
- ✓ Co-Signers MUST own real estate in Arizona
- ✓ We will need a copy of your driver's license.
- ✓ We must be able to verify current and past landlord references for the past two years.
- ✓ All occupants 18 years of age or older will be lease holders. Credit and criminal background checks are performed on all adults occupying the property.
- ✓ If you are a non-U.S. resident you may be asked for additional documentation.

**Restricted Dog Breeds** we do not accept are German Sheppard's, Rottweiler's, Dobermans, Chows & Pit Bulls which include American Pit Bull Terriers, American Staffordshire Terriers, Staffordshire Bull Terriers, Staffordshire Terriers and any dog determined to be a Pit Bull type, also any dogs mixed with any of these breeds to all of the above.

*At the time we accept your application we will have you sign your lease and ask for 1 full month's rent as earnest deposit.* This keeps you from having to make multiple trips to our office. If you have any concerns about the property please let us know so that we may add it as a "contingency" on the lease offer, we will address it as we are receiving owners approval on the application. Once we have approved your application we will **deposit your earnest check the day your application is approved.** This will allow us to take the property off the market.

### **MULTIPLE APPLICATIONS MAY BE ACCEPTED ON ANY PROPERTY** **APPLICATION FEES ARE NON-REFUNDABLE**

Please check for availability on all homes For Rent. Amenities and concessions must be confirmed and approved by property owner in writing, on lease agreement.

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Applicant \_\_\_\_\_ Date \_\_\_\_\_

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