



## Simply Rentals, LLC

Dee Ann Reber, Designated Broker, Property Manager  
657 E Cottonwood Street Ste 5c  
Cottonwood, Arizona 86326  
Phone (928)649-9020  
SimplyRentalsAZ@gmail.com



### APPLICATION FOR RESIDENCY

Thank you for choosing Simply Rentals, LLC to assist you with your property rental needs.  
In order for us to process your application more efficiently, please follow these procedures.

#### Statements & Procedures:

1. Application(s) must be complete, (no blanks), place N/A in blanks that don't apply. All pages of the application must be **signed** to be valid. Applications are processed on a first come, first serve basis. Only complete applications will be considered accepted. Applications will not be accepted without the application fee.
2. **Every** occupant of the property over the age of 18 is **required** to fill out the application and pay the required fee.
3. Requirements: driver's license, or valid photo ID with application(s).
4. **Non-Refundable** Application fee of **\$ 30.00 PER PERSON OVER THE AGE OF 18.**

#### **MONEY ORDER ONLY!!!! We do not accept personal checks**

5. A thorough background check to include: credit history report, criminal reports, verification of employment and rental references. By signing application I understand I am not entitled to view or receive a copy of this information.
6. Additional information that may be necessary for Manager to qualify you for the property: self employment, financial records (P&L), tax records, residency letters of references, pet reference letters, pay stubs, etc.
7. Information collected is confidential and is used exclusively for qualification purposes only. If applicant does not rent from manager, any information and documentation is retained in Manager's company files.
8. **Upon approval, a security deposit to hold the property in an amount equal to one (1) months rent, will be necessary to hold and take the property off the available listing. Payment must be in the form of cashiers check or money order made payable to Simply Rentals. Property is NOT held for you or secured until funds are accepted. In the event of multiple applications on the same property, the owner and manager have authorization to rent to the best overall qualified applicant. **Once applicant has given funds to secure property, the funds are non-refundable if applicant should decide to not take property prior to move in date.****
9. Applicant(s) understands that occupancy is limited to **ONLY** those names on this application and or co-signer if applicable.
10. As a company policy we are unable to rent to anyone who has been convicted of a felony.



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**As a company policy we are unable to rent to anyone who has been convicted of a felony.  
 Please fill out form completely - missing information may delay processing of your application  
 A NON-REFUNDABLE Application Fee of \$30.00 per person- Each adult (18 or older) is due with the application  
 Application Fee must be in the form of Cashier's Check or Money Order - No Personal Checks  
 Application procedures are posted inside our office during normal business hours**

Application for property address:		Length of Lease	Date of Occupancy Requested	Application Date
<b>Applicant 1 Information- Fill out all information completely - Please include City State and ZIP for each residence</b>				
Full Name		Soc Sec #	Date of Birth	Driv Lic # & State
Home Phone	Cell Phone	Work Phone	Email	
Current Address - City - State - Zip		Rent or Own	Date Moved In	Date Moved out
Landlord Name		Landlord Phone	Reason for Leaving	
Previous Address - City - State - Zip		Rent or Own	Date Moved In	Date Moved out
Landlord Name		Landlord Phone	Reason for Leaving	
Mailing Address				
<b>Employment</b>				
Employer Name & Address			Monthly Wages	Date Hired
Supervisor Contact Name	Supervisor Phone	Occupation/Position		
Any other sources of income (if you wish to disclose for consideration of application):				
Have you ever: Filed for Bankruptcy? ___Yes ___No if Yes When? _____ Willfully or intentionally refused to pay rent when due? ___Yes ___No				
Been evicted from a tenancy or left owing money? ___Yes ___No - If yes please provide Property Name/Address & Landlord Contact information				
<b>Applicant 2 Information- Fill out all information completely - Please include City State and ZIP for each residence</b>				
Full Name		Soc Sec #	Date of Birth	Driv Lic # & State
Home Phone	Cell Phone	Work Phone	Email	
Current Address - City - State - Zip		Rent or Own	Date Moved In	Date Moved out
Landlord Name		Landlord Phone	Reason for Leaving	
Previous Address - City - State - Zip		Rent or Own	Date Moved In	Date Moved out
Landlord Name		Landlord Phone	Reason for Leaving	
Mailing Address				
<b>Employment</b>				
Employer Name & Address			Monthly Wages	Date Hired
Supervisor Contact Name	Supervisor Phone	Your Occupation/Position		
Any other sources of income (if you wish to disclose for consideration of application):				
Have you ever: Filed for Bankruptcy? ___Yes ___No if Yes When? _____ Willfully or intentionally refused to pay rent when due? ___Yes ___No				
Been evicted from a tenancy or left owing money? ___Yes ___No - If yes please provide Property Name/Address & Landlord Contact information				

References				
Name	Phone #	Relationship	How Long?	
Name	Phone #	Relationship	How Long?	
Name	Phone #	Relationship	How Long?	
Emergency Contact Name	Phone #			
Other Occupants - list additional in comments section				
Full Name	Date of Birth	Relationship		
Full Name	Date of Birth	Relationship		
Full Name	Date of Birth	Relationship		
Full Name	Date of Birth	Relationship		
Pets ~ Do you have any pets? <input type="checkbox"/> YES <input type="checkbox"/> NO				
Dog or Cat	Breed	Weight	Age	Name
Dog or Cat	Breed	Weight	Age	Name
Dog or Cat	Breed	Weight	Age	Name
<b>Property owner reserves the right to reject pets at their discretion. (assistive pets excluded)</b> <b>Absolutely no Pit Bulls, Rottweilers, Chows, Dobermans, Presa Canario, Wolf Hybrid, Wolf dogs, or mix of any listed breeds</b>				
Vehicles				
Make/Model	Year	Color	Registration Information - Tag Expiration	
Make/Model	Year	Color	Registration Information - Tag Expiration	
Make/Model	Year	Color	Registration Information - Tag Expiration	
Make/Model	Year	Color	Registration Information - Tag Expiration	
Additional information you feel necessary to assist in qualifying for this application:				

By signing below, I/We recognize that this rental application is subject to acceptance or rejection. I/We hereby state that the information set forth above is true and complete under penalty of perjury and authorize verification of the information and references given. Failure to give accurate information is grounds for denying your application. I/We authorize Manager to run and obtain any necessary credit history, check reference and employment and criminal history. Any statement made on this application that is misrepresented or false shall constitute grounds for rejection of the application, termination of rental contract, right of occupancy and all deposits shall be forfeited. Information collected on this application may be used for debt collection. **No alterations may be made to above policies to rent unless agreed upon in writing. I/We understand that if after approval, I/We choose not to rent this property for ANY reason, I/we forfeit the amount of deposit placed with Manager with no exceptions. I/We attest to the fact that I/We have read this application and understand that a copy of the office policies and procedures are posted in the office & are available upon request at 657 E Cottonwood Street Ste 5c, Cottonwood, AZ.** I/We understand the preparation and execution of this application does not create a tenancy between the applicant and the Management Company nor any interest by applicant in the rental property. No promises by the Management Company have been given to the applicant except for those in writing.

\_\_\_\_\_  
Applicant 1 Signature Date

\_\_\_\_\_  
Applicant 2 Signature Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name