



705 East Wilcox
Sierra Vista, AZ 85635
520 803-7368
520 452-6155 Fax
888 755-2228 Toll Free
www.preferenceprop.com
debby.derosa@preferenceprop.com

A Message to our Applicants

1. Use BLACK or BLUE INK only when filling out the application.
2. Print boldly and clearly.
3. Fill out ALL of the questions on the application. Do not leave any blanks.
4. Make sure you have listed correct daytime phone numbers for both yourself and your landlords (current and previous) and your employer. Also landlords fax numbers or email for a minimum of the last (3) years rental verification.
5. Sign & initial the application where applicable. Without a signature we will be unable to process your application.
6. Make sure you pay your non-refundable application fee with a separate money order or cashier's checks (check with your agent for the proper amounts.) It is currently \$50.00 per person 18 and over. Retain receipt for your records.
8. Submit copy of Photo I.D. (I.D. guidelines on the Rental Qualifying Criteria enclosed)
9. Prior to applying for one of our homes, for information concerning past criminal activity in certain neighborhoods or areas, it is your responsibility to contact the local police department and/or websites such as <http://www.felonspy.com/search.html> & <http://www10.familywatchdog.us>

Applications are processed in the order they are received and will NOT be processed without all necessary paperwork. Incomplete and/or illegible applications could result in a delay or denial of tenancy. We appreciate the time you have taken to fill out our application as we have requested.

Preference Properties, LLC Occupancy Standard Policy

It is the policy of Preference Properties, LLC to limit the occupancy of any residential rental property to two persons using a bed plus one child using a crib per area of a dwelling intended as sleeping quarters. Sleeping quarters does not include a kitchen, dining area, bathroom, living room area, utility room, closet, storage area, or garage.

If a residence has a den, office, or the like that can be used as auxiliary sleeping quarters, then the occupancy limit may be increased by one person per such auxiliary sleeping area.

Property Applying For _____

Approximate move in date: _____ Term of lease _____

6/06/19



Rental Qualifying Criteria

Thank you for applying with Preference Properties, LLC for your housing needs. We are committed to complying with all applicable laws, including Fair Housing laws, and prohibit discrimination based on color, race, religion, gender, marital status, national origin or ancestry, physical or mental disability, medical conditions, sexual orientation, age or any other consideration made unlawful by federal, state or local laws.

1. **APPLICATION** - An application must be completed and signed by everyone over 18 years of age applying for residency. Omissions and false information may be grounds for application denial. **A non-refundable application fee of \$50.00 per person is required for processing and reviewing applications. All application fees must be paid before an application is processed for approval in the form of cashier's check or money order.**

2. **IDENTIFICATION** - A copy of your driver's license, military I.D., state picture I. D., Visa or Passport will be required. If you are not a US Citizen, you must provide 2 forms of photo identification.

3. **RENTAL HISTORY** - Current and previous rental history must be verifiable. Any unpaid rental collections, evictions, property damage beyond normal wear and tear, illegal activity on premises or refusal to re-rent by previous landlords shall be grounds for denial. Relatives are not acceptable forms as rental references.

4. **INCOME REQUIREMENT** - Applicants will need to provide proof of income via pay stubs, LES's or letter of intent to hire. Unemployment compensation will not be considered income. If applicant is self employed, applicant must submit W2 or last 12 months bank statements and tax returns.

5. **CREDIT** - A credit check will be preformed and used for approval. Applications may be rejected for unpaid collections or judgments. In some circumstances, applicants may be given the opportunity to pay off any collections with cashier's checks or money orders prior to the signing of a lease. **Applicants can have no more than 2 trade accounts 30 days late in the last 3 years at time of application.**

6. **CRIMINAL HISTORY** - A criminal background check will be preformed and used for approval for any applicants/occupants over 17 years of age. The following offenses may be cause for rejection: arson or destruction of property, indecency with a child, lewd behavior, murder, rape, organized crime, sale/manufacture of drugs, stalking, kidnapping, burglary, manslaughter, molestation, prostitution, robbery, sex crimes, and terrorism. This list of possible causes for rejection is not considered all-inclusive and any other offense may be used for rejection.

7. **AGENCY DISCLOSURE** - Preference Properties, LLC Property Managers/Real Estate agents are acting as agents for the landlord and do not represent prospective tenants. Although Preference Properties LLC agents show "for lease" properties to prospective tenants, they are not acting as tenant representatives.

Residential qualifying criteria are subject to change at the Owner's discretion and without notice.

Signing this acknowledgement indicates that you have had the opportunity to review the Landlord's tenant selection criteria. If you do not meet the selection criteria or provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Applicants Signature Date

Applicants Signature Date

Property Applying For _____

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Animal Screening

- What type of animal do you have?

Name	Breed	Age	Weight
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Name	Breed	Age	Weight
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- How long have you owned your animal(s)? _____
- If asked, can you provide a letter from your veterinarian confirming that each animal(s) is in good health and up to date on vaccinations? _____
- If asked, can you provide a written reference of recommendation from your current landlord? _____
- Has there been any damage or complaints about your current address? _____
- Does your animal(s) have any medical or behavioral problems? If so what treatment or training are you using? _____
- Who will care for your animal(s) when you are on vacation or during a medical emergency? (Contact info) _____
- Do you agree to pay an animal(s) deposit? _____

For Cat Owners

- Has your cat been spayed or neutered? _____
- Do you keep your cat indoors? _____
- Does your cat use a litter box that you provide? _____
- Does your cat wear an ID tag and license tag? _____
- How often do you treat your cat for fleas and ticks? _____

For Dog Owners

- Have you and your dog completed a training class? _____
 - Do you have records of your dog completed a training class? _____
 - Has your dog been spayed or neutered? _____
 - Is your dog licensed and wearing an ID tag? _____
 - Do you keep your dog on leash when going for walks? _____
 - Do you always make a point of immediately cleaning up after your dog? _____
 - Is your dog house trained? _____
 - How much time does your dog spend alone each day? _____
- How often do you treat your dog for fleas and ticks? _____

Property Applying For _____

Revised 06/06/19

SAMPLE