

Blue Fox Properties, LLC
215 W Giaconda Way, Suite 111 | Tucson | AZ | 85704
Phone: 520.780.7888 | Fax: 520.844.6296
www.BlueFoxProperties.com

Our Residents are #1!

Minimum Rental Requirements

Our minimum rental requirements include the following:

1. The applicants' household verifiable gross monthly income must be 3 times the rental rate. If you are concerned about insufficient income, you may be able to address this concern by adding a cosigner or offering additional security deposit. Contact us for details.
2. All our homes are offered as non-smoking. No smoking is allowed on the premises, inside or outside the home.
3. Reasonable credit. If you are concerned about challenged credit, you may be able to address this concern by adding a cosigner or offering additional security deposit. Contact us for details.
4. We do not accept Section 8.
5. No evictions for the past 3 years. If you have an eviction within this time period, you may be able to address this concern by adding a cosigner or offering additional security deposit. Contact us for details.
6. Absolutely no felonies for the past 10 years. Other criminal activity may be grounds for denial.
7. All pets are subject to approval.
8. No bankruptcies that have not already been discharged.

Blue Fox Properties is an Equal Opportunity Housing provider. We are also licensed REALTORS®.

Rental Application Instructions

1. Complete the application in its entirety. Each adult (18 years and older) that will occupy the property must complete a separate application and submit the application fee. Do not leave any lines blank. If a specific item or question does not apply to you, please write "N/A" on that line. Be sure to sign and date the bottom of each page.
2. The application fee is \$45 per adult and is non-refundable. Include a cashiers check or money order for the total application fee. **NO PERSONAL CHECKS OR CASH ACCEPTED.**
3. Attach a legible copy of each applicant's driver's license or government issued ID.
4. Attach copies of your pay stubs for the past month. If you are self employed, include copies of the past 12 months of bank statements (additional information may be requested). If you have other sources of income (child support, social security, alimony, etc.), please provide the supporting documentation that will verify that income.
5. Once the Rental Application has been completed and submitted along with the copy of the driver's license or government issued ID, proof of employment/income and the appropriate funds, it will be considered complete and we will begin processing it. If the application is incomplete, we will not accept it. Completed applications are accepted on a "first come, first serve" basis.
6. We typically process applications within 24 business hours, however, the response times from employers and previous landlords will ultimately determine the processing time. Please allow up to 3 business days for processing.
7. Cosigners are welcome. They must meet all of the above criteria in order to be accepted and submit the same documentation and application fee. They must also sign the guarantor addendum.
8. The security deposit is typically the monthly rent plus \$100, but may vary. Pet deposits are typically \$150 per approved pet, but also may vary.
9. Upon application acceptance, the applicant will immediately pay the security deposit, pet deposit (if applicable), the first full month's rent or pro-rated portion thereof, and the tenant administrative fee with individual cashier's checks or money orders and immediately enter into the rental agreement. **NO PERSONAL CHECKS OR CASH ACCEPTED.**



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Rental Application
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Please confirm you have attached the following:

- Cashier's check or money order for the application fee (\$45) – NO PERSONAL CHECKS OR CASH ACCEPTED
- Copy of driver's license or government issued ID
- Copies of pay stubs for the past month or the past 12 months of bank statements for each applicant

*****Each of the three items above must be attached to the application to be complete and accepted for processing*****

Property Address: _____ City: _____ AZ, Zip: _____
 Date of Application: _____ Desired move-in date: _____ How long will you live here?: 1yr 2yr 3yr (circle one)
 Monthly Rent: _____ Security Deposit: _____ Pet Deposit (\$150/pet): _____
 How did you hear about our property?: _____

PERSONAL INFORMATION

First name: _____ Middle name: _____ Last name: _____
 Date of birth: _____ Social Security Number: _____
 Driver's License Number: _____ State of drivers license: _____
 Home Phone: _____ Work Phone: _____ Cell Phone: _____
 Email Address: _____

If accepted, the following persons will be living with me:
 1. _____ 4. _____
 2. _____ 5. _____
 3. _____ 6. _____

What kind of animals do you have?: _____
 Dog or Cat?: _____ Breed: _____ Gender: _____ Name: _____ Age: _____ Weight: _____
 Dog or Cat?: _____ Breed: _____ Gender: _____ Name: _____ Age: _____ Weight: _____
 Dog or Cat?: _____ Breed: _____ Gender: _____ Name: _____ Age: _____ Weight: _____

Which ones are spayed/neutered?: _____
 Has your pet ever bitten a person and broken the skin? _____ If yes, please explain: _____
 What authority/agency was the incident reported to? _____

RESIDENCE HISTORY for past 5 years (include additional sheets if necessary)

CURRENT address: _____ City: _____ State: _____ Zip: _____
 Manager: _____ Monthly rent: _____
 Move in date: _____ Move out date: _____ Manager Phone: _____
PREVIOUS address: _____ City: _____ State: _____ Zip: _____
 Manager: _____ Monthly rent: _____
 Move in date: _____ Move out date: _____ Manager Phone: _____
PREVIOUS address: _____ City: _____ State: _____ Zip: _____
 Manager: _____ Monthly rent: _____
 Move in date: _____ Move out date: _____ Manager Phone: _____

EMERGENCY CONTACT (including help to pay the rent, cannot be a person living in the home)

Name: _____ Phone: _____ Relationship: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Name: _____ Phone: _____ Relationship: _____
 Address: _____ City: _____ State: _____ Zip: _____

Applicant Signature _____ Date _____



EMPLOYMENT INFORMATION

CURRENT employer: From: To:
 Employer's address: City: State: Gross \$ per month:
 Position/Title: Supervisor: Supervisor's phone:

CURRENT employer (if 2 jobs): From: To:
 Employer's address: City: State: Gross \$ per month:
 Position/Title: Supervisor: Supervisor's phone:

PREVIOUS employer: From: To:
 Employer's address: City: State: Gross \$ per month:
 Position/Title: Supervisor: Supervisor's phone:

OTHER SOURCES OF INCOME

Gross \$ per month: Source: Phone to confirm:
 Gross \$ per month: Source: Phone to confirm:

*****Please provide copies of pay stubs for the past month, or if self employed, the past 12 months of bank statements to verify income (additional information may be requested). For other sources of income, please provide supporting documentation.*****

CREDIT REFERENCES (that may not appear on your credit report)

Lender: Purpose of loan:
 Loan Balance: Monthly payment: Phone:

Lender: Purpose of loan:
 Loan Balance: Monthly payment: Phone:

Lender: Purpose of loan:
 Loan Balance: Monthly payment: Phone:

Do you have a checking account?:
 Do you have a savings account?:
 Do you own real estate?:

OTHER INFORMATION

Vehicles & Trailers that your household owns:
 Make/Model: Year: Color: Tag Number: State:
 Make/Model: Year: Color: Tag Number: State:
 Make/Model: Year: Color: Tag Number: State:
 Make/Model: Year: Color: Tag Number: State:

Do you understand that the premises is non-smoking, no smoking is allowed inside our outside the home?:
 Does anyone in your household use or sell drugs?:
 Have you ever been evicted, asked to move out, or sued by a landlord?:
 Have you ever broken a rental agreement?:
 Have you, or anyone in your household, been convicted of a felony?:
 Have you ever been subject to a restraining order?:
 Are you required to register as a violent or sex offender in any jurisdiction?:
 What is your attorney's name?:
 What may interrupt your income or ability to pay rent?:

Is there any additional information you would like us to know about your application?:

Applicant Signature

Date



VERIFICATIONS: As an applicant, I authorize Blue Fox Properties, LLC and/or its agents, including Background Info USA and its agents, to make inquiries on all statements made in this application through a consumer credit reporting agency, my current and/or previous employers, public records, current and/or previous landlords, federal, state or local criminal justice agencies or any other references that I have supplied in this rental application.

I hereby release all of the persons and agencies providing such information from any and all claims and damages connected with their release of any requested information. I agree that any copy of this document is as valid as the original.

I do hereby agree to forever release and discharge Blue Fox Properties, LLC and its agents, including Background Info USA and its agents and associates to the full extent permitted by law from any claims, damages, losses, liabilities, costs and expenses, or any other charge or complaint filed with any agency arising from retrieving and reporting of information.

APPLICATION FEE: As an applicant, I agree to the payment of \$45.00 as a non-refundable application fee. The application fee will be forfeited to Blue Fox Properties, LLC whether the application is accepted or not, for any reason.

IF APPLICATION IS ACCEPTED: As an applicant, if the application is accepted and approved, I agree and understand that the security deposit, pet deposit (if applicable), and the first full month's rent or pro-rated portion thereof are immediately due and payable to Blue Fox Properties, LLC with cashier's checks or money orders and I agree to enter into the rental agreement immediately. Cash or personal checks will NOT be accepted. If the deposits are not paid and the rental agreement signed within 24 hours of application acceptance, the property may be rented to the next approved applicant at the discretion of Blue Fox Properties, LLC and/or the property owner. At the time of the lease signing, a \$75 non-refundable administrative fee for each applicant and cosigner will be due. This will be paid in cashier's check or money order. Cash or personal checks will NOT be accepted.

IF APPLICANT WITHDRAWS THE OFFER TO RENT: As an applicant, I understand that verbal agreements to rent for a year or less can be binding under Arizona Landlord/Tenant Laws. I understand that if I rescind my offer, or if my offer is accepted and for any reason I do not sign the lease, I will forfeit any and all submitted deposits, fees and rent to Blue Fox Properties, LLC.

RENTED AS-IS: The property you have applied for will be rented in as-is condition unless you have requested otherwise in writing on this application and that request is accepted by Blue Fox Properties, LLC and/or the owner.

SEEK LEGAL ADVICE: As an applicant, I acknowledge that Blue Fox Properties, LLC represents the landlord in this transaction. I acknowledge that I have been advised to contact an attorney for legal advice.

THIS APPLICATION IS SUBJECT TO ACCEPTANCE BY THE LANDLORD. THE PROPERTY IS OFFERED WITHOUT RESPECT TO RACE, COLOR, RELIGION, GENDER, HANDICAP, FAMILIAL STATUS (HAVING ONE OR MORE CHILDREN) OR NATIONAL ORIGIN.

The facts set forth in my application are true and complete. I understand that if my application is approved, misstatements or omissions of facts on this application shall be considered sufficient cause for dismissal or termination of lease. I have read and understand the forgoing statements and accept the same as conditions for approval of my application.

Please confirm you have attached the following by checking off each:

- Completed rental application
- Cashier's check or money order for the application fee (\$45) – **NO PERSONAL CHECKS OR CASH ACCEPTED**
- Copy of driver's license or government issued ID
- Copies of pay stubs for the past month or the past 12 months of bank statements for each applicant

*****Each of the three items above must be attached to the application to be complete and accepted for processing. Incomplete applications will be returned to the applicant. *****

Applicant/Cosigner Signature

Date

Blue Fox Properties, LLC

Date

