



Sycamore Shadows Apartments
1120 S. Sycamore St.
Mesa, Arizona 85202
(480) 969-1088
www.sycamoreshadowsapts.com

**PACIFIC PROPERTY ASSETS (PPA)
RENTAL CRITERIA**

Please read and sign

INCOME: Applicants must show a gross monthly income equal to three (3) times the monthly rent; have current verifiable employment, or have their last 3 pay stubs showing year-to-date earnings or their 3 most recent bank statements.

SELF-EMPLOYED applicants must provide a copy of their most recent federal tax return showing business and personal income for that tax year. Their income must meet all other qualifications.

ROOMMATES may combine their gross incomes for a total of four (4) times the monthly rent. They must meet all other criteria on their own.

STUDENTS: Will need to provide proof of current enrollment at an accredited educational institution, source of monthly income, and will also need to provide a co-signer who has a gross monthly income four (4) times the monthly rent.

RENTAL HISTORY: Any negative rental history, which includes, but is not limited to, evictions, skips, or judgments that are more than one (1) year old will require a double security deposit. Any unpaid or unsatisfied skips, evictions, or judgments will be denied, unless regular payment schedule can be shown.

CREDIT HISTORY: Applicant must have a credit score of 550. Credit reports that show more than \$10,000 in past due debt, which includes but is not limited to, charge-offs and collection accounts, will require a double security deposit. Medical debt is excluded.

CO-SIGNERS: Must have an excellent credit rating, 650 or higher and meet all other criteria. Applicants requesting a co-signer will require a double security deposit.

CRIMINAL HISTORY: PPA follows the guidelines of the Crime-Free Multihousing Program. A felony conviction, even if it was plea-bargained down to a misdemeanor, is an automatic denial. Misdemeanors that could be considered a potential threat to the safety of the community will be an automatic denial. We reserve the right to decide if the misdemeanor is to be a denial.

APPLICATION FEE: \$40.60 for each applicant over age 18 or per married couple. If completing this application on line, please mail the original with the application fee. We do not accept incomplete applications. We must see a valid photo state I.D. and social security card, or valid work Visa with the application before move-in.

PACIFIC PROPERTY ASSETS does business in accordance with the Federal Fair Housing Laws.

By signing below, I (we) acknowledge that I (we) have read and understand the rental criteria as outlined above.

Applicant Date

Applicant Date

Applicant Date

Applicant Date

APPLICATION TO RENT OR LEASE

APPLICANTS

PLEASE PRINT

First, Middle, Last	DOB	Social Security	Driver's License
Other Names Used Within The Last 5 Years	Home Phone		Business Phone

ADDITIONAL OCCUPANTS

First, Middle, Last	Age	Relationship To Applicant

EMPLOYMENT

	Current Employment	Last Prior	Prior
Employer			
Address			
Employer Phone			
Job Title			
Name of Supervisor			
Dates of Employment	From: To:	From: To:	From: To:
Income Per Month	\$	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Last Rent Paid	\$	\$	\$
Owner/Manager And Phone number			
Reason For Leaving			

VEHICLES

	Make	Model	Color	Year	License No.
Automobiles					
Motorcycles					

PERSONAL REFERENCES

In Case Of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			



CREDIT INFORMATION

Name of Bank or Savings & Loan		Branch or Address	Account No.		Approx. Balance
			Checking		\$
			Savings		\$
			Checking		\$
			Savings		\$
Credit References	Account No.	Address/City	Phone	Balance	Due Monthly

GENERAL INFORMATION

1. When have you received welfare or Unemployment Insurance? _____
2. Do you have any water-filled furniture or do you intend to use any water-filled furniture in the apartment? _____
3. Do you have an pets? _____ If so, how many and what? _____
4. Have you ever been evicted for non-payment or rent or any other reason? _____
5. Why are you leaving your present residence? _____
6. Please explain any "yes" answers to General Information: _____

Applicant represents that all information given on this application is true and correct and hereby authorizes verification of all references and facts, including but not limited to obtaining Unlawful Detainer and Credit Reports. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

The undersigned hereby applies to rent/lease Apartment No. _____ at _____ for \$_____ per *month* and upon OWNER'S approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$_____ is hereby submitted for the cost of Credit Reports and processing this application.

Additional information: _____

Dated: _____

Applicant: _____

Applicant: _____

