

SKIDMORE REALTY & PROPERTY MANAGEMENT LLC



P.O. BOX 6000, Peoria, AZ 85385
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Address Applying for: _____ Last Name: _____

\$50.00 Per Adult **Rental Application Per Adult** \$50.00 Per Adult

ONLY RESPONSIBLE & DEPENDABLE PEOPLE WHO PAY RENT ON TIME MAY APPLY with valid Picture ID

First Name: _____ MI: _____ Last Name: _____

SSN: _____ Date of Birth : _____ Home Phone: _____

Cell: _____ Alternate Phone: _____ E-Mail _____

List your addresses for the previous 5 years

Current Address: _____ City, State, ZIP: _____

Owner/Manager Name: _____ Phone: _____ Monthly Rent:\$ _____

Moved in Date: _____ Why are you moving? _____

Previous Address: _____ City, State, ZIP: _____

Owner/Manager Name: _____ Phone: _____ Monthly Rent:\$ _____

Moved in Date: _____ Moved out Date: _____ Reason Moved: _____

Previous Address: _____ City, State, ZIP: _____

Owner/Manager Name: _____ Phone: _____ Monthly Rent:\$ _____

Moved in Date: _____ Moved out Date: _____ Reason Moved: _____

Employment & Income for the previous 5 years

Current Employer: _____ Full Address: _____

Position: _____ Phone: _____ Start Date: _____ Hrs Worked per Week: _____

Monthly Gross Wages:\$ _____ Other income & sources: _____

Previous Employer: _____ Full Address: _____

Position: _____ Phone: _____ How long: Yrs Gross Monthly Wages: _____

Previous Employer: _____ Full Address: _____

Position: _____ Phone: _____ How long: Yrs Gross Monthly Wages: _____

General Information

Will a pet or assistive animal of any type live on the premises? Type: _____ How many? _____

Have you or your spouse/roommate ever been evicted or received a breach or an eviction notice?
Explain ? _____ Declared Bankruptcy? _____ If yes, what year? _____

Do you use illegal drugs? Do you engage in the distribution or sale of illegal drugs? _____

Have you ever been convicted of a felony or any crime related to harm caused to a person or property, including but not limited to arson, assault, intimidation, sex crimes, drug-related offenses, theft, dishonesty, prostitution, obscenity, and related violations? _____
If yes, please explain: _____

Address Applying for: _____ **Last Name:** _____

Do you have any outstanding warrants for arrest? If yes, please explain:

Credit

Lender #1: Purpose of Credit: Balance Remains: Monthly Payment:\$

Lender #2: Purpose of Credit: Balance Remains: Monthly Payment:\$

Lender #3: Purpose of Credit: Balance Remains: Monthly Payment:\$

If accepted the following persons will be living with me

1. 2. 3.

4. 5. 6.

Emergency Contacts including help to pay rent

Name: Phone: Relationship:

Name: Phone: Relationship:

Name: Phone: Relationship:

*Note: Management is not responsible for damage to residents' property unless caused by negligence on the part of management or an employee of management. Residents are strongly advised to **obtain renters insurance** to cover loss or damage to their property!*

List Vehicles & trailers your household will keep at premises:

Your Driver's License #: State: Expiration Date

HOW DID YOU FIND THIS HOME:(friend,sign,etc.): Requested move-in date:

The applicant shall pay to the Landlord a **nonrefundable fee of \$50** to cover the administrative costs, expenses, agents, or representatives to make any and all inquiries necessary to verify the information provided herein, including but not limited to direct contact with applicant's employer, landlords, credit, neighbors,police,government agencies and any and all other sources of information which the landlord may deem necessary and appropriate within his sole discretion. Landlord is not liable to the applicant, his heirs,executors,administrators, or assigns for any damages of any kind, actual or consequential by reason of the verification by the landlord of the information provided by the applicant , and applicant hereby releases the landlord, his agent, employees and representatives from any and all actions, causes of action of any kind or nature that may arise by virtue of the execution or implementation of the application information provided herein. This property requires a Security Deposit (refundable upon move-out) equivalent to 1 times the monthly rent. Animal Deposits (non-refundable) are in addition to the Security Deposit at \$100 up to \$250 per pet. Applicant, once approved, has 24 hours from time of approval to produce a Holding Deposit Or Earnest Money which will then become the Security Deposit. If applicant fails to perform within 24 hours of Landlord's approval, Applicant may be disqualified and Landlord may rent this home to the next qualified Applicant. If applicant backs out after delivery of the Holding Deposit, the Holding Deposit will be forfeited to the Landlord. Keys and possession will be given once all monies due are paid in full. All payments to be made in the form of cashiers check, money order or through Zelle made payable to Skidmore Realty.

Our required standards for qualifying to rent a home are simple and fair. They are:

- All homes are offered without regard to race, color, religion, national origin, sex,disability, or familial status.
- Each adult (18 year and older) occupant must submit an application and application fee
- Your combined household gross monthly income must equal three times or more the monthly rent
- No Felony's or Evictions in the past 5 years, , some types of felonies have longer denial periods
- No late payments in at least the past 2 years
- No Collection Accounts
- Favorable credit,employment, & rental history
- Be employed and be able to furnish acceptable proof of the required income
- Good references, housekeeping, and property maintenance from your previous Landlords
- Limit the number of occupants to 2 per bedroom
- Non-favorable credit history can be compensated by putting more money down on the Security Deposit but not more than 1.5 times the monthly rent. This is not a guarantee that you will be accepted.

Applicant by signing below you represent that all of the above statements are true and complete and hereby authorizes verification of above information, references, and credit report. Applicant acknowledges that false information contained herein constitutes grounds for rejection of this application if discovered before move-in. Applicant acknowledges that management may not be able to complete a comprehensive evaluation of this agreement before move-in. Management reserves the right to verify application information after move-in and may convert the proposed rental agreement to a month-to-month term if false or misleading information is contained in this application.

Applicant authorizes release of all information to Skidmore Realty & Property Management LLC

Applicant's Printed Name _____ Signature _____ Date _____





Anyone 18 or Older that will be living at the property
Must Submit



1. Completed Application
2. 2 most recent paystubs
3. Color copy of Drivers License or Other state issue ID
4. \$50 Per Application
5. Return First 2 pages of application with all other paperwork via E-mail.

Application fee collected
through The Zelle Network or
any chase bank deposit

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer

reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- The following FCRA right applies with respect to nationwide consumer reporting agencies:

CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE

You have a right to place a “security freeze” on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is

placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
<p>1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates</p> <p>b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:</p>	<p>a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552</p> <p>b. Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580 (877) 382-4357</p>
<p>2. To the extent not included in item 1 above:</p> <p>a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p>b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act.</p> <p>c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations</p> <p>d. Federal Credit Unions</p>	<p>a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050</p> <p>b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480</p> <p>c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106</p> <p>d. National Credit Union Administration Office of Consumer Financial Protection (OCFP) Division of Consumer Compliance Policy and Outreach 1775 Duke Street Alexandria, VA 22314</p>
<p>3. Air carriers</p>	<p>Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590</p>
<p>4. Creditors Subject to the Surface Transportation Board</p>	<p>Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423</p>
<p>5. Creditors Subject to the Packers and Stockyards Act, 1921</p>	<p>Nearest Packers and Stockyards Administration area supervisor</p>
<p>6. Small Business Investment Companies</p>	<p>Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., Suite 8200 Washington, DC 20416</p>
<p>7. Brokers and Dealers</p>	<p>Securities and Exchange Commission 100 F Street, N.E. Washington, DC 20549</p>
<p>8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations</p>	<p>Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090</p>
<p>9. Retailers, Finance Companies, and All Other Creditors Not Listed Above</p>	<p>Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580 (877) 382-4357</p>