

Cassia Real Estate
Broker : Jeff Twito

P.O. Box 50174
Mesa, AZ 85208
(480) 924-6003 Office
(480) 984-7646 Fax

Cassia Real Estate Unfurnished Rental Application Policies

- A \$35.00 non-refundable rental application fee must accompany each adult applicant.
- The applicant will be notified via telephone after a credit-check, criminal background check, employment verification and rental history check has been completed. Most rental properties we manage are in Crime free housing programs and therefore any applicant with a felony conviction in the past 5 years will not be approved.
- Successful applicants will be required to arrange a timely appointment to pay a holding deposit and security deposit and execute a lease. Initial payments must be by cash or money order. No personal checks or cashier checks will be accepted for deposits or the first months rental payment. Once the lease is signed and payments made the property will be taken off the market.
- A time will be set for a move-in inspection and for keys to be released. This appointment shall take place at the rental property. At this time the first months rent is due and any unpaid deposit amounts. Payment must be Cash or Money orders made payable to Cassia Real Estate.
- Rental payments are due on the 1st of each month unless other dates have been specified in the lease. Late fees will apply starting the 3rd of each month. Payment of rents can be by personal check after the first month. Any check returned for NSF will result in all future payments to be made by money orders.
- Most rentals we manage are located in Homeowners Associations and all tenants will be required to abide by the individual community rules and regulations. Any fines assessed to the property caused by the tenant will be the tenants fine to pay.
- All properties are NON-SMOKING in the interior of the home.
- Each property owner sets their own policies on accepting pets. Some owners may require a non refundable pet deposit or a pet rent. Some owners may allow no pets. In NO CASE will aggressive bread dogs be allowed. (ie: Pit Bull, Chow, Rottweiler, Doberman to name the most common) No more than two dogs will ever be permitted by any property owner.
- We adhere to all State and Federal Housing Laws.
- The monthly income rent ratio is 3:1 (Gross income must be 3 times the rent amount)
- Co-signers may be allowed by the individual owners, additional deposits or prepaid rents may be required.
- We will accept section 8 programs in select units.
- We do not lease to any minors.
- Should the tenant not occupy the residence on move-in date. The deposit and any pre-paid amounts will become liquidated damages.

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CREDIT & BACKGROUND AUTHORIZATION

Subscriber / Property code: _____

Name: _____ DOB: _____
(For identification purposes only)

Address: _____

City, St Zip: _____ SSN: _____

In compliance with the FAIR CREDIT REPORTING ACT this notice is to inform you that the processing of this application includes but is not limited to making any inquiries deemed necessary To verify the accuracy of the information herein, including obtaining consumer reports from Consumer Credit Reporting Agencies and obtaining credit information from other credit institutions for the purpose of obtaining a rental / lease agreement.

The undersigned is the person named above and hereby authorizes Apartment Credit Services, Inc. to obtain such credit reports and information.

Signature of Applicant

Date