

WELCOME



Saratoga
APARTMENTS

Please read carefully each paragraph of this agreement, there is no fine print or deceptive language. We want you to have a clear understanding of what is offered to you and what we expect of you.

We will check your answers on the rental application so that we can give other residents reasonable assurance of good neighbors. We hope you see the benefits of this policy once you become one of our residents.

We respect your right for confidentiality in giving us this information and for privacy in living in your apartment. We will do our best to make your residency enjoyable and a pleasant experience. **Thank you for your application.**

(Fill in All Spaces)

RENTAL APPLICATION

1. Name _____ Married _____ Single _____

Date of Birth _____ Phone No. _____ Soc. Sec. No. _____

Physical Description: HT _____ WT _____ EYES _____ HAIR _____

2. Information about others who will occupy the apartment (separate Application required for all adults):

Name	Relationship	Date of Birth	Age (if under 18)
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a) _____

b) _____

c) _____

3. Will a pet of any type live in your apartment? Yes No (Management must view pet prior to application approval.)

Type	Name	Weight	Spayed/Neutered	Licensed/Date
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\$100 Pet Fine for any unauthorized pets (no pet sitting or animals visiting)

4. Residence Information: Address _____ Apt. # _____ City/State _____ Zip Code _____

Current Residence _____

How Long _____ Name of Landlord _____ Landlord Phone _____

If less than two years at your present address, list previous addresses below:

Address	Apt. #	City/State	Zip Code
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Former Residence _____

From / / to / / Name of Landlord _____ Landlord Phone _____

Former Residence _____

From / / to / / Name of Landlord _____ Landlord Phone _____

5. Employed By _____ Address _____

Phone _____ Position _____ How Long? _____

Supervisor's Name _____ Monthly Income _____

Other Source of Income for Rental Payment _____

Pay check schedule Pay dates: **Weekly** **Bi-Weekly** **Monthly**

6. Spouse's Name _____ Spouse's Date of Birth _____ Soc. Sec. No. _____

Spouse Employed By _____ Address _____

Phone _____ Position _____ How Long? _____

Supervisor's Name _____ Monthly Income _____

7. Your Bank(s) Name _____ Branch _____ Address _____

Checking _____

8. Email Address(s)

Email _____

9. Have you ever been notified by a lender that you were delinquent on a mortgage payment or given written notification by management that you were late with a rental payment? Yes No If yes, please explain:

10. If children are to reside in the apartment, what arrangements will you make to insure constant adult supervision? OR N/A if does not apply.

11. Your Driver's License No. _____ State _____ Exp. Date _____

Vehicles you would like to park on property:

Make/Model	Year of Vehicle	Color	Plate # / Exp. Month / Year	State
Auto _____				
Auto _____				
Motorcycle _____				

Description of any other vehicle (boats, trailers, trucks, recreational vehicles, etc.) you would like to keep on property. Prior written permission, separate from this Application, must be obtained from management.

Make/Model	Year	Color	Plate # / Exp. Month	State
Other _____				

12. Person(s) to notify and person you want responsible for your personal property in Case of Emergency (Other Than Co-Residents):

For Applicant

For Applicant

Name	Address	Relationship	Phone	City/State	ZIP
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

13. Have you ever been convicted of a crime? Yes No If yes, please explain:

DEPOSIT TO HOLD AGREEMENT (To be completed on one Application per apartment only)

In consideration of management holding the apartment for me, I agree to pay a holding deposit of \$ 100.00 and a \$ 40.00, non-refundable fee for administrative processing. The holding deposit is refundable if my Application is not approved. If my Application is approved, the holding deposit is credited to the required move-in costs.

Money Order or
Cashier Checks Only

CONTEMPLATED RENTAL AGREEMENT INFORMATION

APT # _____ Type _____ Furn Unfurn Partial Agreement Length _____ Rent Start Date _____
 UTILITIES PAID BY: You Owner

MONTHLY RENTAL CHARGES:

RENT	_____
PET RENT	_____
OTHER	_____
TOTAL MONTHLY RENT	_____
OTHER	_____
SUBTOTAL	_____
CITY TAX-APPLICABLE RATE (SUBJECT TO CHANGE DURING AGREEMENT TERM)	_____
TOTAL MONTHLY CHARGES	_____
DEFERRED RENTAL CONCESSIONS	_____

APPLICATION FEES	_____
NON-REFUNDABLE PREPARATION CHARGE	_____
NON-REFUNDABLE PET SANITIZING CHARGE	_____
PET DEPOSIT	_____
SECURITY DEPOSIT	_____
RENTAL CONCESSIONS AT MOVE-IN	_____
1ST MONTH RENT	_____
* PRO-RATED RENT: _____ DAYS @ _____ PER DAY	_____
SALES TAX	_____
LESS HOLDING DEPOSIT	_____
TOTAL DUE AT MOVE-IN	_____
* If PRO-RATED RENT is not paid at Move-in	RENT _____
DATE DUE _____	TAX _____
AMOUNT DUE INCLUDING TAX	_____

Applicant represents that all of the above statements are true and complete, and hereby authorizes verification of above information, references and credit records. 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; however, 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 agrees to the terms of the "Deposit to Hold Agreement".
AGENCY DISCLOSURE: All property and Saratoga Properties, LLC employees represent the owner with regard to the rental of your apartment and all terms and conditions contained in this rental agreement; however, we are committed to dealing fairly with all residents of this community.

Applicant's Signature

Date

Management's Receipt

Date



Saratoga
APARTMENTS

Thank you for applying for residency at Saratoga Apartments. In order to expedite the application process, the following will be needed:

1. Copies of most recent paycheck stubs.
2. Paperwork that verifies any “other source of income” (ie. Government Assistance, Social Security, etc.)
3. Copies of Drivers License, Passport, Military I.D., or any State issued I.D. card from the DMV and the Social Security card itself. No other form of identification will be accepted.
4. Application **Must** be signed and dated at the bottom.
5. All applicable phone numbers **Must** be filled in for residency and employment verification.
6. Applicant **Must** have verifiable income.
7. No credit history is considered good credit history. You must have satisfactory credit (we do not count medical bills).
8. If for some reason you do not meet the above criteria, a co-signer (in state or out of state is acceptable) may be needed for approval of application. **(Please note: If any type of negative rental history or criminal record is found, the application will automatically be denied and no co-signer will be accepted.)**

Please remember that approval of your application may be pending on one or more of these items. Submitting the required paperwork in a timely manner is requested.

Thank you for your cooperation in this manner.

Saratoga Apartments Management

Initial

CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease. Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident, at or near the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
2. Shall not engage in any act intended to facilitate criminal activity.
3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined by in A.R.S. 13-3451, at any location, whether on or near the dwelling unit premises.
5. Shall not engage in any illegal activity, including, but not limited to prostitution as defined in A.R.S. 13-3211, criminal street gang activity as defined in A.R.S. 13-105 and A.R.S. 13-2308, threatening or intimidating as prohibited in A.R.S. 13-1202, assault as prohibited in A.R.S. 13-1203, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as defined in A.R.S. 33-1368.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENACY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be a good cause for immediate termination of the lease under A.R.S. 33-1377, as provided in A.R.S. 33-1368. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provision of the lease, the provisions of this addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

Resident Signature

Date

Saratoga Apartments

Addendum to Rental Application

Answer All Questions for Adults and Juvenile Applicants

1. Have you, or anyone (including all potential occupants) on this Application, ever been evicted, asked to leave a property, moved to avoid eviction, or moved because of any problem with a tenant or the landlord?

___ Yes ___ No If yes, please explain: _____

2. Have you, or anyone (including all potential occupants) on this Application, ever plead no contest to, plead guilty to or been convicted of any felony; or ever plead no contest to, plead guilty to, or been convicted of any misdemeanor involving alcohol, drugs, gangs, DUI, weapons, children, violence, or theft (including any crime in the same categories plead to, convicted of, or committed by any potential juvenile occupants)

___ Yes ___ No if yes, please explain: _____

3. Are there any criminal cases currently filed or pending against you or any prospective lessee or occupant?

___ Yes ___ No if yes, please explain: _____

4. Have you or anyone on this application, ever been placed on probation, parole, released from jail or released from prison?

___ Yes ___ No if yes, please explain: _____

5. Have you, or anyone on this application, ever been, or currently are, a member of a gang or a member of a gang currently involved in any criminal activity, been arrested in the last five years, have an arrest warrant outstanding, or awaiting disposition in any criminal matter?

___ Yes ___ No if yes, please explain: _____

I/WE warrant that neither I/WE, nor any member of my/our household 1) have any criminal charges pending 2) have no criminal charges that are in the process of being filed or awaiting to be filed by any government entity 3) are not awaiting disposition of any criminal charge 4) that there are no criminal charges looming in any way and, 5) have not been involved in any activity that may result in an arrest or any criminal charges. I/We agree that if tenancy is excepted by landlord and any criminal charge is later learned of by Landlord, that Landlord may immediately terminate my/our tenancy by eviction or otherwise and I/WE will be responsible for the attorney fees, costs, collection fees, concession payback, lease break fees, damages, other charges and rent.

Resident Signature

Date

**APPLICATION, APPLICATION FEE(S) AND
HOLDING DEPOSIT ACKNOWLEDGEMENT**

Applicant represents that all of the application statements are true and complete and hereby authorizes verification of all of the application information, references, credit check, and criminal records. Applicant acknowledges that any false information contained in the application and any associated forms, constitutes grounds for rejection of the application(s), if discovered before the move in. Applicant hereby acknowledges that discovery of false or misleading information after the move-in could result in an immediate eviction.

Applicant understands that if the application is NOT approved, OR if the applicant decides to cancel move-in, any application fee(s) and or any holding deposits will not be refunded.

Please be advised that management and management's employees are agents of the owner.

Applicant's signature: _____ Date: _____

**SARATOGA APARTMENTS
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MESA, AZ 85201
(480) 969-9515**