

VALLEY KING PROPERTIES

16816 N. 35th Ave, Suite #8 Phoenix, Arizona 85053 Phone: 602-978-2558 Fax: 602-375-0366

REQUIRED TO BEGIN THE APPLICATION PROCESS:

You will need the following items to start the application process:

- ❖ Photo ID of all applicants applying for the property over the age of 18+ years old.
- ❖ Proof of Income (at least one of the following):
 - Last 30 day of Pay Stubs
 - Bank Statements
 - Letterhead / Hire Letter
 - Income Tax
 - Award letter
- ❖ Valley King Properties application **MUST** be filled out completely with proper signatures.
- ❖ All fields must be filled out completely. Failure to fill out any information will result in the application process being put on hold until all necessary information is provided.
- ❖ Application fee of **\$50.00** for anyone over the age of 18 years old, that will occupy the property. **(Must be in cash or Certified funds that is made out to Valley King Properties)**
- ❖ Applicant understands and acknowledges the owner reserves the right to collect multiple applications, including any back up applications during the time the property is being advertised.
- ❖ Earnest Money is not required at the time of application. Once the application is approved, the applicant will have 24 hours to submit Earnest Money to reserve the property.
- ❖ Earnest Money is NON-REFUNDABLE once application is approved, applicant submits Earnest Deposit, and applicant elects to cancel.

* _____ Initial * _____ Initial * _____ Initial * _____ Initial

ALL APPLICATION FEES PAID IN CERTIFIED FUNDS MUST BE MADE OUT TO VALLEY KING PROPERTIES!

UPON APPROVAL OF YOUR APPLICATION, ALL MOVE-IN MONIES MUST BE MADE OUT TO VALLEY KING PROPERTIES.

Signature: _____

DATE: _____

Signature: _____

DATE: _____

Signature: _____

DATE: _____

Signature: _____

DATE: _____



CONFIDENTIAL

DATE: _____ VALLEY KING PROPERTIES OFFICE LOCATION: _____

CREDIT PROFILE APPLICATION

Name (Last)	(First)	(M.I.)	Jr. /Sr.	Former Name
Current Address	City	State	Zip Code	
Social Security#		Date of Birth		

I (initial _____) understand and agree, the \$50 is NON-REFUNDABLE regardless if HOUSING is or is not obtained through Valley King Properties.

CONSUMER'S AUTHORIZATION TO FURNISH CREDIT REPORT

I, _____, authorize and instruct Merchants Credit Bureau to furnish a copy of my personal credit report to VALLEY KING PROPERTIES, LLC. I acknowledge and certify that VALLEY KING PROPERTIES, LLC. is attempting to obtain housing for me and therefore, has a legitimate business need for the credit report. I further certify and acknowledge that I initiated this transaction and that I agree that Merchants Credit Bureau has a permissible purpose and is authorized to furnish my credit report per the ARIZONA AND FEDERAL CREDIT REPORTING LAWS. I agree to waive, release, and hold harmless from and against any and all claims and causes of action involving the furnishing of my credit report in reliance on the authorization. I agree to indemnify Merchants Credit Bureau for any and all fees, costs, and expenses, including reasonable attorney fees arising in connection with any claim or cause of action brought in connection with Merchants Credit Bureau furnishing of my credit report in reliance of this authorization.

AUTHORIZATION TO REQUEST CREDIT REPORT / RESIDENT HISTORY

I hereby authorize the undersigned agent of VALLEY KING PROPERTIES, LLC. to request credit information from Merchants Credit Bureau to review my credit rating for the purchase or lease of a home, and to release this information to the seller/landlord and their counsel. The undersigned agent and consumer hereby understand that the credit report being requested is not to be shown to the consumer. The report is strictly for the benefit of the seller/landlord and will not be used for any other purpose.

I hereby release any information regarding my rental history to the undersigned agent of VALLEY KING PROPERTIES, LLC. and or seller/landlord and their counsel.

VALLEY KING PROPERTIES IS NOT ALLOWED TO FURNISH THE REPORT TO THE CONSUMER.

Consumer Name (Print)		Agent's Name (Print)	
Consumer's Signature	Date	Agent's Signature	Date

APPLICATION FOR RESIDENCY

ARE YOU WORKING WITH A REALTOR? YES NO

PLEASE ATTACH REALTOR BUSINESS CARD HERE.

Incomplete applications will result in processing delays.

The \$50 application fee is **NON-REFUNDABLE**.

Application fees need to be paid separate from other move-in funds.

If applicant withdraws application following approval all deposits will be forfeited.

Photocopy of Driver's License or Photo I.D. is required for all applicants.

PERSONAL CHECKS WILL NOT BE ACCEPTED FOR APPLICATION FEES OR MOVE-IN COSTS, THEY MUST BE IN THE FORM CERTIFIED FUNDS.

Estimated Move-In Cost:

1 st Months' Rent:	\$ _____
City Sales Taxes:	\$ _____
Security Deposits:	\$ _____
Pet Deposit:	\$ _____
Cleaning Fee:	\$ _____
Other:	\$ _____
Application Fee(s):	\$ _____
TOTAL MOVE-IN	\$ _____

PROPERTY ADDRESS: _____
 DESIRED DATE OF OCCUPANCY: _____ LEASE TERM: _____

APPLICANT INFORMATION

Full Name: _____
 Date of Birth: _____ SSN #: _____
 Driver Lic. #: _____ State: _____ Expires: _____
 Home Phone # _____ Cell #: _____

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 Date of Birth: _____ SSN #: _____
 Driver Lic. #: _____ State: _____ Expires: _____
 Home Phone # _____ Cell #: _____

CURRENT RESIDENCE

Current Address: _____
 City: _____ State: _____ Zip: _____
 Are You Listed on The Lease? YES NO OWNED
 Landlord: _____ Phone #: _____
 Monthly Rent: _____ Date In: _____ Date Out: _____
 Reason For Moving: _____

Current Address: _____
 City: _____ State: _____ Zip: _____
 Are You Listed on The Lease? YES NO OWNED
 Landlord: _____ Phone #: _____
 Monthly Rent: _____ Date In: _____ Date Out: _____
 Reason for Leaving: _____

PREVIOUS RESIDENCE

Address: _____
 City: _____ State: _____ Zip: _____
 Are You Listed on The Lease? YES NO OWNED
 Landlord: _____ Phone #: _____
 Monthly Rent: _____ Date In: _____ Date Out: _____
 Reason For Moving: _____

Address: _____
 City: _____ State: _____ Zip: _____
 Are You Listed on The Lease? YES NO OWNED
 Landlord: _____ Phone #: _____
 Monthly Rent: _____ Date In: _____ Date Out: _____
 Reason for Leaving: _____

EMPLOYMENT/INCOME INFORMATION

Current Employer: _____
 Position: _____ Hire Date: _____
 Supervisor: _____ Phone #: _____
GROSS Monthly Income: \$ _____
 Other Income: \$ _____
 Other Income: \$ _____
 Other Income: \$ _____
TOTAL MONTHLY INCOME: \$ _____

Current Employer: _____
 Position: _____ Hire Date: _____
 Supervisor: _____ Phone #: _____
GROSS Monthly Income: \$ _____
 Other Income: \$ _____
 Other Income: \$ _____
 Other Income: \$ _____
TOTAL MONTHLY INCOME: \$ _____

OCCUPANTS

List all proposed occupants including yourself	Name	Age	Name	Age

PERSONAL REFERENCES

Name: _____ Relationship: _____ Name: _____ Relationship: _____
Years Known: _____ Phone#: _____ Years Known: _____ Phone#: _____

Name: _____ Relationship: _____ Name: _____ Relationship: _____
Years Known: _____ Phone#: _____ Years Known: _____ Phone#: _____

In Case of Emergency Contact: _____ Relationship: _____ Phone#: _____
Full Address of Emergency Contact: _____

VEHICLES

Make: _____ Model: _____ Year: _____ Color: _____ License Plate # & State: _____
Make: _____ Model: _____ Year: _____ Color: _____ License Plate # & State: _____
Make: _____ Model: _____ Year: _____ Color: _____ License Plate # & State: _____

PETS

Do you have pets? YES NO

Type: _____ Age: _____ Weight: _____ Spayed/Neutered: YES NO
Type: _____ Age: _____ Weight: _____ Spayed/Neutered: YES NO

HAVE YOU EVER?

APPLICANT 1

APPLICANT 2

Paid Rent Late? YES NO YES NO
Been Evicted? YES NO YES NO
Been Convicted of a Crime? YES NO YES NO
Filed Bankruptcy? YES NO Discharged/Dismissed Date: _____ Do you have Proof? YES NO

If you answered yes to any of the questions above please explain:

Do you or anyone living on the property smoke? YES NO

AUTHORIZATION

CASHIERS CHECK OR MONEY ORDER IS REQUIRED FOR PAYMENT OF THE DEPOSIT AND THE FIRST MONTHS RENT. IF APPLICATION IS APPROVED, & APPLICANT CHOOSES TO CANCEL, THE EARNEST MONEY BECOMES NON-REFUNDABLE. APPLICANT UNDERSTANDS THAT FAILURE TO SIGN THIS APPLICATION AND PROVIDE COMPLETE INFORMATION WILL CAUSE DELAYS IN PROCESSING AND MAY CAUSE THE APPLICATION TO BE REJECTED AND ANOTHER, COMPLETED APPLICATION TO BE ACCEPTED. _____ INITIAL

I CONFIRM THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT. I HEREBY AUTHORIZE VALLEY KING PROPERTIES TO INVESTIGATE THE INFORMATION SUPPLIED BY ME AND TO CONDUCT INQUIRIES CONCERNING MY INCOME, CREDIT, RENTAL HISTORY AND MODE OF LIVING FOR THE PURPOSE OF VERIFYING AND QUALIFYING FOR RESIDENCY. A FULL DISCLOSURE OF PERTINENT FACTS MAY BE MADE TO THE AGENT AND HOMEOWNER. FALSIFYING INFORMATION ON THIS APPLICATION IS GROUNDS FOR DENIAL AND FORFEITURE OF DEPOSITS.

SIGNATURE DATE

SIGNATURE DATE

PRINT

PRINT

VALLEY KING PROPERTIES

EMPLOYMENT VERIFICATION

TO: _____ FROM: _____
FAX NUMBER: _____ PHONE NUMBER: _____
DATE: _____ FAX: _____

THIS IS TO VERIFY EMPLOYMENT ON _____

PLEASE FILL OUT PROMPTLY AND FAX BACK TO 602-375-0366

THANK YOU FOR YOUR COOPERATION.

PLACE OF EMPLOYMENT _____
POSITION _____
LENGTH OF EMPLOYMENT _____
WAGES _____ HOURS PER WEEK _____ ANNUAL SALARY _____
COMMENTS _____

PERSON VERIFYING _____

POSITION _____

SIGN _____

DATE _____

VALLEY KING PROPERTIES

RESIDENCY VERIFICATION

TO: _____ FROM: _____

FAX NUMBER: _____ PHONE NUMBER: _____

DATE: _____ FAX: _____

WE WOULD APPRECIATE YOUR ASSISTANCE WITH PROVIDING RENTAL VERIFICATION ON THE FOLLOWING:

NAME(S): _____
ADDRESS: _____ APT# _____

PLEASE FILL OUT PROMPTLY AND FAX BACK TO 602-375-0366. THANK YOU FOR YOUR COOPERATION.

DATES OF RESIDENCY: _____ TO _____

RENTAL AMOUNT \$ _____ MONTHLY
PAID ON TIME YES _____ NO _____ IF NO, NUMBER OF TIMES LATE _____
NSF PAYMENTS YES _____ NO _____ IF YES, HOW MANY _____
DID TENANT HAVE ANY PETS YES _____ NO _____ IF YES, HOW MANY _____
DID TENANT HAVE ANY UNAUTHORIZED OCCUPANTS YES _____ NO _____

COMPLAINTS OR PROBLEMS? YES _____ NO _____ IF YES, PLEASE EXPLAIN: _____

CLEANING / DAMAGE CHARGES YES _____ NO _____
AMOUNT OWED \$ _____
PAID YES _____ NO _____
FULFILLED LEASE YES _____ NO _____
WOULD YOU RE-RENT? YES _____ NO _____

PERSON PROVIDING INFORMATION _____ POSITION _____

I HEREBY AUTHORIZE VALLEY KING PROPERTIES AND ITS AGENTS TO VERIFY ALL INFORMATION REGARDING MY PAST OR CURRENT RENTAL HISTORY. FURTHERMORE I AUTHORIZE ANY PRIOR OR CURRENT LANDLORDS TO RELEASE ALL INFORMATION RELATED TO MY TENANCY TO VALLEY KING PROPERTIES.

APPLICANTS SIGNATURE _____ DATE _____

APPLICANTS SIGNATURE _____ DATE _____

VALLEY KING PROPERTIES

EMPLOYMENT VERIFICATION

TO:	FROM:
FAX NUMBER:	PHONE NUMBER:
DATE:	FAX:

THIS IS TO VERIFY EMPLOYMENT ON _____

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POSITION _____
LENGTH OF EMPLOYMENT _____
WAGES _____ HOURS PER WEEK _____ ANNUAL SALARY _____
COMMENTS _____

PERSON VERIFYING _____
POSITION _____
SIGN _____
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RESIDENCY VERIFICATION

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APPLICANTS SIGNATURE

DATE

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