

Dear Applicant,

Please fill out the application in full, (applications not completed in full will not be processed)

**To run credit, the following are required**

**Full name, Social Security Number, Date of Birth, and Current physical Address.  
(No PO Boxes)**

Everyone who will be living in the unit or R.V. space that is 18 and older must fill out a separate application and be approved.

Whether your Application has **been approved or denied will be sent to your email address within 48 hours** dependant on being able to contact previous landlords and income verification. 48 hours during the work week, not including weekends.

If your income is not from employment and to decrease the amount of time to get an answer on your application. Please provide copies of the last 2 months of redacted bank statements and/or paper work from the source of your income showing the monthly amount you are receiving. Also please include a copy of a valid photo ID with your application.

In order to verify applicants we look at:

Credit History:

We use to verify credit and financial responsibility and that credit responsibilities are inline with income. Previous evictions will not be approved. Judgements and bankruptcy are grounds for denial.

Rental History:

We will want to verify rent amount and that there was a history of being paid on time, that the property was kept in good condition and lease/rent obligations have been met. Current and previous landlord contact information must be provided.

Employment:

We generally expect that applicant to have been employed at current place of employment for at least 6 months and that income exceeds 2 ½ times the rent.

**PREVIOUS EVICTIONS, ILLEGAL DRUG OR ALCOHOL RELATED CONVICTIONS,  
OR CONVICTIONS THAT ARE ASSAULT RELATED ARE GROUNDS TO DENY  
APPLICATIONS**

**ALL UNITS ARE NON-SMOKING AND NO PETS PERMITTED**

**MOUNTAIN SHADOWS RENTAL APPLICATION**

**609 S. Colcord #41, Payson AZ 85541**

**Office # 928-474-2406, Email: mountainshadowspayson@gmail.com**

Neatly complete all information below. Incomplete applications will not be processed. All additional applicants over the age of 18 must complete and sign their own application.

Please Submit Application By e-mail or via our submit button on mountainshadows.net

Applying for – 3bd/2bth # \_\_\_\_\_ R.V.space # \_\_\_\_\_ Travel Trailer Sp # \_\_\_\_\_

Other Sp # _____	Park Model # _____	Mobile Home # _____
R.V. space	\$256.55, plus \$200 refundable security deposit	
Travel Trailers	\$450 to \$475, plus \$400 refundable security deposit	
Park Models	\$700.00, plus \$700 security deposit	
Mobile Homes	\$600 to \$700, plus \$600 refundable security deposit	
3bd/2bth	\$950, plus \$950 refundable security deposit	

ADDITIONAL CHARGES FOR METERED WATER AND ELECTRIC AND PROPANE WHERE APPLICABLE.

Email address \_\_\_\_\_

Applicants full name \_\_\_\_\_ Phone# \_\_\_\_\_ DOB \_\_\_\_\_

Social Security # \_\_\_\_\_ Drivers License \_\_\_\_\_ State \_\_\_\_\_ Exp. \_\_\_\_\_

Current physical Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Current Landlords Name \_\_\_\_\_ Landlords Phone \_\_\_\_\_

How long at this address \_\_\_\_\_ Reason for eaving \_\_\_\_\_

Did you give notice? \_\_\_\_\_ Were you asked to move? \_\_\_\_\_ Current monthly rent \_\_\_\_\_

Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Previous Landlords Name \_\_\_\_\_ Phone \_\_\_\_\_

How long at this address \_\_\_\_\_ Reason for leaving \_\_\_\_\_

Did you give notice \_\_\_\_\_ Were you asked to move? \_\_\_\_\_

Auto Yr \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ State/License Plate # \_\_\_\_\_

Auto Yr \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ State/License Plate # \_\_\_\_\_

Trailer Yr \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ State/License Plate # \_\_\_\_\_

Present Employer \_\_\_\_\_ Position \_\_\_\_\_ Mo. Income \_\_\_\_\_

Phone # \_\_\_\_\_ How long at this job \_\_\_\_\_

Employers Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Other income/source \_\_\_\_\_ Mo. Income from this source \_\_\_\_\_

(RV SPACES ONLY) How many pets do you have? \_\_\_\_\_ ( 25 lb weight limit and 15" height limit ) List breed, age, and approximate weight of each pet

Do you have proof of current shots and city license for your pets? \_\_\_\_\_

How long do you think you will be renting from us? \_\_\_\_\_

May we run a credit check and criminal background check on all persons listed to move in. Yes or No  
Is there anything negative we will find that you want to comment on?

Have you ever been party to an eviction? [ ] Yes [ ] No. Have you ever been convicted of a felony? \_\_\_\_\_

Have you ever been served a late rent notice? [ ] Yes [ ] No An eviction notice? [ ] Yes [ ] No

Have you had any reoccurring problems with your current landlord? If yes please explain \_\_\_\_\_

Why are you moving from your current address? \_\_\_\_\_

When would you be able to move in? \_\_\_\_\_

Name of bank \_\_\_\_\_ Branch \_\_\_\_\_ Type of Accounts \_\_\_\_\_

Personal References, Please no family members

Name \_\_\_\_\_ Yrs. Known \_\_\_\_\_ Relationship \_\_\_\_\_ Phone # \_\_\_\_\_

Name \_\_\_\_\_ Yrs. Known \_\_\_\_\_ Relationship \_\_\_\_\_ Phone # \_\_\_\_\_

Total number of adults \_\_\_\_\_ Total number of children living with you under the age of 18 \_\_\_\_\_

Names and relations of all other applicants

Name \_\_\_\_\_ DOB \_\_\_\_\_

Name \_\_\_\_\_ DOB \_\_\_\_\_

Name \_\_\_\_\_ DOB \_\_\_\_\_

Name \_\_\_\_\_ DOB \_\_\_\_\_

I CERTIFY that answers given herein are true and complete to the best of my knowledge. I authorize investigation of all statements contained in this application for tenant screening as may be necessary in arriving at a tenant decision, I understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

