



**Astria & Associates Realty**

7121 East 1st Avenue  
Scottsdale, AZ 85251  
Office (480) 423-1234  
Fax (480) 423-1201

**New Tenant Application Form**

PROPERTY ADDRESS: \_\_\_\_\_

Applicant Name: First \_\_\_\_\_ MI \_\_\_\_\_ Last \_\_\_\_\_ Birth date: \_\_\_\_\_

Driver's License number \_\_\_\_\_ State \_\_\_\_\_

Work phone: \_\_\_\_\_ Home or Cell phone: \_\_\_\_\_ SSN# : \_\_\_\_\_

Current Address: (No PO Box) Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Current Landlord: Name \_\_\_\_\_ Phone \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_

Previous Address: (No PO Box) Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Previous Landlord: Name \_\_\_\_\_ Phone \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_

Current Employer: Supervisor \_\_\_\_\_ Phone \_\_\_\_\_

Job Title: \_\_\_\_\_

Address Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Start Date \_\_\_\_\_ To \_\_\_\_\_ Monthly (net) take home pay \$ \_\_\_\_\_

Source of any additional income \_\_\_\_\_ Amount \$ \_\_\_\_\_ How often \_\_\_\_\_

Any bankruptcy filing in the past 10 years? Y / N \_\_\_\_\_ If yes, provide date of discharge: \_\_\_\_\_

Have you ever been convicted of a felony? Y / N \_\_\_\_\_ If yes, what was the charge: \_\_\_\_\_

In the past 5 years, have you ever been taken to court for eviction, property damage or non payment of rent: Y/N \_\_\_\_\_

Name of any additional people living at the property	Relationship

Any pets? Y / N \_\_\_\_\_  
How many? \_\_\_\_\_

Type Pet	Breed	Weight



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**Emergency Contact**

\_\_\_\_\_  
Name Phone Relationship

Vehicle Make	Model	Year	Color	License	State

**PLEASE INITIAL TO INDICATE YOU ACKNOWLEDGE THE FOLLOWING:**

Once your lease is accepted and signed on behalf of the owner, your earnest deposit is NOT refundable. \_\_\_\_\_

Your security deposit IS NOT a pre-paid last month rent, but will be refunded, less damages at the end of the lease. \_\_\_\_\_

There is no grace period for rent payments. The rent is due on the first and subject to late fees anytime after that. If you are going away on vacation or out of town on business, it is still your responsibility to pay your rent on time. \_\_\_\_\_

Astria & Associates Realty as property manager is not obligated to accept partial payments, however, if such partial payments are accepted, it will not waive any of the property manager's or owner's right to seek the balance due and late fees as stated in the Lease Contract - Addendum B (item 1). \_\_\_\_\_

Your non-refundable cleaning fee covers ordinary cleaning costs, it does not cover excessive cleaning costs, carpet stains, or trash removal. **NEVER** attempt to use any sort of bleach to remove carpet stains. \_\_\_\_\_

It is your responsibility to have all utilities transferred into your name as of the date the lease begins. If there is a delay, you the tenant agree to reimburse the landlord any utility charges after the Lease starts. \_\_\_\_\_

Unless your lease provides for a pet, you may not have an animal in the property at any time, not even to visit. \_\_\_\_\_

You will not permit anyone to smoke in the property, an evidence of any smoking will be deemed "damage" \_\_\_\_\_

Neither the lease nor Arizona Law provides for any early termination of your lease, not even if your purchase a home or get transferred on your job - the only exception is for certain active members of the military. \_\_\_\_\_

By signing below, you affirm that all the information you have provided is true to the best of your knowledge and you hereby authorize Astria & Associates Realty to access your credit history, verify your employment and past tenancies, and contact your references now or at any time during or after the term of your lease. If you submit any intentionally false information, your lease is subject to immediate cancellation. Your lease is a binding legal agreement on both the landlord and the tenant. If you have any questions, you are encouraged to seek competent/professional legal advice before signing. The \$40.00 processing fee is non-refundable.

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date