

NEW TENANT RENTAL REQUIREMENTS

Thank you for considering RAM Enterprises as your housing provider. We have been providing housing for thousands of households since 1979. As a management company we represent hundreds of property owners, most of whom live out of state and have entrusted us to manage their property for them. As a potential customer of our firm, we would ask you to review the following information.

We invite you to view any of the homes we manage on our current rent list. We do not rent any unit we manage "SIGHT UNSEEN." Some properties may be occupied or being worked on, so an appointment with an existing tenant may be required.

Neither RAM Enterprises nor the owner of the property you're interested in makes any representation as to future repairs or redecorating prior to your moving in unless it is in writing. It will be your responsibility when you view the property to be sure that the property fits your needs as it is shown.

SUBMITTING AN APPLICATION PROCEDURE:

If all items have not been completed on the tenant application form, RAM Enterprises has the option of not processing that application. Multiple applications will be accepted on properties. The most qualified applicant will have the first option to rent the property. In the event the applicants are equally qualified, the applicant scheduling the first appointment will have priority. Once the application is approved, no further applications will be accepted. Call and check on your application! We make every effort to process all applications within 48 hours of receiving them. Application fees are payable in cash, money or certified funds only. \$30.00 for each application, \$50.00 for married couple. Application fee for out of country or business is on a "cost basis". No personal checks will be accepted for application fees. Said fees are non-refundable.

Once the application has been approved we will call you for an appointment to sign the lease. At that time, the full deposit must be paid within 48 hours. Financial responsibility (the payment of the rent) begins within 10 days of being approved or the availability of the property stated on the rentlist – which ever comes first.

EXAMPLE:

If you're looking for a property to rent in a future month, but the property is available "NOW", financial responsibility begins on the 10th day the application is approved, or the availability date on the rentlist. Our owners are investors and rely on us to generate an income for them when the property is available. Ask us about the "first right of refusal" option.

RENTAL STANDARDS:

All applicants must pass a thorough screening process, (main tenant must be 21 years or older) which includes:

1. SHOW VERIFIABLE INCOME OF TWO AND A HALF (2 1/2) TIMES THE MONTHLY RENT. Legally married couples may combine income, related residents over 18 (immediate family) may combine income. All non-married and non-related persons must qualify individually.

2. MEET OUR MINIMUM STANDARDS FOR:

a. Credit History/ Court Records (including judgments, bankruptcies, felony convictions, etc...)

b. Rental History (Verifiable from unbiased sources).

c. Employment History (Verifiable from unbiased sources).

Self employed or retired applicants must provide tax returns or bank statements.

MOVE IN PROCEDURE:

1. Verification that the utilities are in your name prior to obtaining keys will be necessary.

2. The first months rent is pro-rated payable in certified funds ONLY. All future rents are dues on the 1st of the month and may be paid by personal check.

FAIR HOUSING POLICY

It is unlawful and a violation of company policy to discriminate against any person based upon race, color, religion, sex, national origin, handicap, or familial status, or to refuse to show, rent, negotiate, or otherwise make unavailable any rental unit. A copy of the Arizona Residential Landlord & Tenant Act may be received from the Secretary of the State, 1700 West Washington Street, Phoenix, AZ 85007 (602) 542-4285

RAM Enterprises, Inc.

Property Rentals and Management

812 West Gurley Street

Prescott, AZ 86305

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There is a \$30.00 non-refundable application fee, payable in cash or certified funds only per application. The fee for out of country and business applications is \$50.00. Collected \$_____ By:_____ Please keep in mind that other applications will be accepted. The most qualified! applicant will have first option to rent the property. In the event the application accepted, the security deposit must be paid within 48 hours by certified funds to! hold the unit. The applicant agrees to sign a lease agreement in the standard form required by the management. In the event that the applicant is accepted and has paid the security deposit but fails to enter into the rental agreement, or fails to take occupancy on the date specified, or change his/her decision on occupancy for whatever reason, said deposit will be forfeited and retained by the management as damages for holding the rental unit off the rental market.

This application must be filled in completely to be considered for occupancy

PROPERTY

ADDRESS: _____

Application for Tenancy

How did you hear about RAM?

Yellow Pages _____ Word of Mouth _____ Courier Ad _____ Chamber of Commerce _____ Real Estate Office _____ Internet _____

Applicants Name: _____

_____ Last _____ First _____ Middle

SSN: _____

Date of Birth _____ DVL# _____

Age: _____

Home Phone: _____ Other Phone: _____

Marital Status: Married _____ Divorced _____ Single _____

Full Time Student: Yes _____ No _____

Spouses Name: _____

SSN: _____

Date of Birth _____ DVL# _____

Age _____ Phone: _____

Full Time Student: Yes _____ No _____

In case of emergency, notify: _____ relationship _____

phone # _____

List all other people who will be living at the property with you (if they are over the age of 18 they will also need to fill out an application):

Name: _____	Relationship _____	SSN _____	DOB _____
Name: _____	Relationship _____	SSN _____	DOB _____
Name: _____	Relationship _____	SSN _____	DOB _____
Name: _____	Relationship _____	SSN _____	DOB _____
Name: _____	Relationship _____	SSN _____	DOB _____

Residential History:

Please provide the following information for yourself

Current Landlord (or if you own your home please state so)

Name _____ Phone# _____

Current Address _____ Apt# _____

City/State/ Zip _____

Rent/Mortgage Amount \$ _____

Dates lived there From: _____ To: _____

Previous Landlord (or if you own your home please state so)

Name _____ Phone# _____

Prev. Address _____ Apt# _____

City/State/Zip _____

Rent/Mortgage Amount \$ _____

Dates lived there From: _____ To: _____

Previous Landlord (or if you own your home please state so)

Name _____ Phone# _____

Prev. Address _____ Apt# _____

City/State/ Zip _____

Rent/Mortgage Amount \$ _____ Dates lived there

From: _____ To: _____

Previous Landlord (or if you own your home please state so)

Name _____ Phone# _____

Prev. Address _____ Apt# _____

City/State/Zip _____

Rent/Mortgage Amount \$ _____

Dates lived there From: _____ To: _____

Employment

Please provide the following information for yourself

Name of Employer: _____ Phone# _____

Supervisor/Manager Name: _____

Your Position: _____

Income \$ _____ Per _____

Employed From: _____ To: _____

Please provide the following information for your spouse

Name of Employer: _____ Phone# _____

Supervisor/Manager Name: _____

Your Position: _____

Income \$ _____ Per _____

Employed From: _____ To: _____

If you are self employed:

Business Name: _____

How long owned: _____

Monthly Income (you will need to provide a bank statement to verify this amount)

\$ _____

Are you retired/received SSI/receive pension/student loans? Yes _____ No _____

Monthly Income \$ _____

If yes, you will need to bring in a form of written verification to show that you earn the 2.5 x the amount of rent on a monthly basis.

General Information

Pets

If pets are allowed:

type _____ breed _____ size _____

type _____ breed _____ size _____

type _____ breed _____ size _____

I understand that pets are (____)/ are not (____) allowed at this property.

Initials: _____

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 problems with other tenants or the landlord? Yes _____ No _____

Have you ever been convicted of a crime other than a minor traffic violation?

Yes _____ No _____

Are there any criminal cases currently filed or pending against you or any prospective lessee or occupant? Yes _____ No _____

Have you ever filed bankruptcy? Yes _____ No _____ If so, what year? _____

What country? _____

Is there any derogatory information about yourself other than that given above which would affect a decision as to your desirability as a tenant? If so, please describe:

Please list all vehicles that you will be keeping at the property, this includes cars, trucks, trailers, RVs, boats, ect.

Year & Make	License Plate #	Color

I declare that the foregoing information is true and correct. I authorize its verification and the obtaining of a consumer credit report. I also agree that the landlord may terminate the agreement entered into in reliance of any mis-statement made above.

Applicants Signature: _____

Date _____

You will be required to show a photo ID for signature verification

Spouses Signature: _____

Date _____

Applicant understands that RAM Enterprises, Inc. is the exclusive agent of the property owner. _____ (Please Initial)

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Landlord/Owner and Resident agree as follows:

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

Resident, any members of the resident's household or a guest or other persons affiliated with the resident:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the 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. Shall not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest

4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in A.R.S. 13-3451, at any locations, whether on or near the dwelling unit premises

5. Shall not engage in any illegal activity, including 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 TENANCY. 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 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 provisions 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 Landlord/Owner and Resident.

Resident's Signature

Date

Resident's Signature

Date

Property Name/Location

RAM ENTERPRISES