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[www.TeamBradleyProperties.com](http://www.TeamBradleyProperties.com)

1858 Paseo San Luis, Ste A

Sierra Vista, Arizona 85635

Randall Wilcox - Owner - Broker

520-459-1222

## Qualifications for Rental Applicants

Applications are hosted on our website [www.TeamBradleyProperties.com](http://www.TeamBradleyProperties.com). Please be prepared to pay the **non-refundable** application fee of \$65.00 as outlined in the property listing. In addition to the rental application, you will also be required to provide a copy of a valid form of identification, a Social Security Card, and two months worth of proof of income. **Each resident over the age of 18 must submit a separate rental application.** For online applications each **applicant MUST HAVE THEIR OWN EMAIL ADDRESS.**

To complete the rental application, you must be prepared to provide 3 years of residential history or ownership as well as contact information for your rental references if you are a renter. You will also be asked to provide information on your monthly income, and please note that the applicant's **combined gross income is required to be at least three (3) times the monthly rent amount.**

The applicant must have an **acceptable credit history and a current FICO score of 550 or above.**

The applicant must **not have any prior evictions dated within the last 5 years.**

All applicants **must meet our Criminal History and Sex Offender criteria**. Applicants that are registered sex offenders may be denied. Applicants must have no felony convictions less than 10 years old that involve violent crimes against a person or property, including but not limited to murder, arson, kidnapping, assault, bomb-related offenses, robbery or burglary, terrorism OR involve the manufacturing or distribution of drugs in any manner. All other felony convictions must be more than 5 years old. Conviction of any drug-related offenses involving possession only, or alcohol-related offenses where no one was permanently injured or killed, must be at least 5 years old. Successful completion of any felony sentence at least 5 years ago and no new criminal activity for at least 5 years before this application is also required. No applicant with any outstanding warrants or crime that is awaiting trial will be accepted. If the Applicant would like management to review additional information regarding the felony conviction or the current arrest or warrant as part of their application, the Applicant is permitted to submit that information to management along with their application and Management will review that information on a case by case basis.

**Agency Disclosure-Bradley Properties/Real Estate agents are acting as agents for the landlord and do not represent prospective tenants.** Although Bradley Properties agents show "for lease" properties to prospective tenants, they are not acting as tenant representatives. Residential qualifying criteria are subject to change at the Owner's discretion and without notice.

**Once approved, applicants must sign the lease agreement, pay the first month's rent and security deposit (typically equal to one month's rent, pet deposit is \$250 per pet) within three business days.**

**Remember the Application fee of \$65.00 is Non Refundable**