



7120 Pav Way #103
Prescott Valley, Arizona 86314
www.ppprescott.com

Telephone: (928) 445-8750
Fax: (928) 445-5542
Email: info@ppmprescott.net

We receive multiple inquiries on properties and there may be a wait list for viewing the property. Please feel free to contact our office prior to submitting an application online to verify the availability.

APPLICATION PROCESS CHECKLIST

The link to apply for the property is https://piercepropertymanagement.propertyware.com/tenant_application.html

The following items are required to be uploaded with applications in order for the application(s) to be processed.

- Valid government-issued photo I.D.
- Pet/Animal/None - A profile will need to be created at PetScreening.com. There will be a link in the online application. If applicable, it will be necessary to upload required documentation of pet/animal (photo, vaccination records, license, ESA/AAO medical documentation), fees may apply
- Verification of income - Two and ½ times (2.5x) the amount of one month's rent. Bank statement, tax returns, payroll stubs, disability/social security letters.
- \$40.00 per applicant non-refundable fee

If you are unable to view the property, it may be necessary to sign an "as is" waiver.

Credit, legal background and eviction search will be processed. Current and prior landlord references and employment will be verified. If application does not meet certain criteria, a cosigner may be required; however, some properties do not accept cosigners. *Please note the occupancy standard is no more than two (2) people per bedroom.*

Multiple applications may be accepted on properties. Once an application is approved, no further applications will be accepted.

UPON APPLICATION APPROVAL

Within two (2) business days, a refundable security deposit equal to one month's rent plus a non-refundable carpet cleaning fee and non-refundable administration fee MUST be paid. For any approved pets, an additional refundable security deposit equal to one-half (½) month's rent is required. Deposits can be paid with money order, cashier's check or online portal payment. The Lease-Rental Agreement will be sent electronically for all Lessee signatures. If married, both partners must sign if the Lease-Rental Agreement is for one (1) year or longer. Cosigners must also sign the Lease Rental Agreement. A property can be held up to one (1) week before starting rent if vacant.

Rent is due upon picking up the keys and/or the first day of the lease. This must be paid in cashier's check, money order or online portal payment. At this time, proof of utility transfer is also required. Keys will not be released without the above information. First month's rent will be prorated if not moving in on the first of the month. Personal checks may be used for payment after moving in.

If the deposits are not paid or arrangements have not been made, Pierce Property Management has the right to cancel the approved application and accept further applications on the property. If deposit is paid and applicant decides not to take the property prior to signing Lease-Rental Agreement, one-half (½) of refundable security deposit and non-refundable administrative fee will be forfeited.



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REASONS FOR DENIAL

- You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.
- In the last ten (10) years, you have ever been convicted of the manufacture or distribution of a controlled substance or possession of a controlled substance or have charges currently pending.
- In the last ten (10) years, you have a conviction of any type of crime that would be considered a threat to real property or to other resident's peaceful enjoyment of the premises or have charges currently pending.
- Previous landlord reports significant complaint levels of non-compliance activity including, but not limited to:
 - Repeated disturbances of the neighbors' peaceful enjoyment of the area
 - Reports of illegal firearm activity, prostitution, drug dealing or drug manufacturing
 - Damage to the property beyond normal wear and tear
 - Monies owed to previous landlord and/or utilities
 - Allowing persons or pets not on the lease to reside on the premises
 - Repeated violations of HOA, or other regulatory association
 - Previous landlords would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself, your pets or others allowed on the property during your tenancy
- An open bankruptcy
- Registered and unregistered sex offenders
- An eviction or Forcible Detainer action
- Any unpaid property management company, landlord or apartment complex, negative rental reference, incomplete reference, unverifiable reference or refusal to pay rent
- Any history of disruptive, malicious or violent behavior within the past ten (10) years
- Any charges or convictions of sex crimes or crimes against children
- Any criminal conviction which involves theft, burglary, robbery, serious offense or crime of violence within the past ten (10) years
- Any parole or probation violations within the past ten (10) years
- Any outstanding warrant for arrest within the past ten (10) years
- Breach of lease involving health or safety issues or substantial damage to rental

PIERCE PROPERTY MANAGEMENT HAS ZERO TOLERANCE FOR DRUGS. Illegal drugs are not permitted on the property. We do cooperate with the Prescott Area Narcotics Task Force and the various police departments. All Leaseholders will be required to sign Crime Free Addendum with their lease (copy attached).

A copy of the Arizona Residential Landlord & Tenant Act may be received from the Arizona Department of Housing online at www.azhousing.gov.



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CRIME FREE LEASE ADDENDUM

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

1. Resident, any member of the resident's household, a guest or other person under the resident's control 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 of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802]).
2. Resident, any member of the resident's household, a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, including drug-related activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident, any member of the resident's household, a guest or other person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance as defined in A.R.S. 133451 at any locations whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, a guest or other person under the resident's control 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 13-2308, threatening or intimidating as prohibited in A.R. S. 13-1202, assault as prohibited in A.R.S. 131203 including, but not limited to, the unlawful discharge of firearms 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 MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of the 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 criminal conviction but shall be 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 the addendum shall govern.
8. This Lease Addendum is incorporated into the lease executed or renewed this day between Owner and Resident.



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MOVE-IN UTILITY INFORMATION

All utilities are the responsibility of the tenants unless specified in the Lease-Rental Agreement. Arrangement must be made prior to move-in to have utility service transferred into your name and PROOF OF TRANSFER upon move-in will be required. The following is a list of utility companies for your area.

Electric:	Arizona Public Service www.aps.com	120 North Marina Street (If calling out of state)	928-776-3636 1-800-253-9405
Gas:	Unisource Energy Services www.uesaz.com		1-877-837-4968
Propane:	Ferrell Gas Flame Yavapai Gas Suburban Propane	1122 East Gurley Street 475 6th Street P.O. Box 4154 2715 N. Highway 89 (Chino Valley)	928-445-3940 928-445-3191 928-776-9007 928-636-1313
Cable:	Cable One www.cableone.net	3201 Tower Road	928-445-4511
Telephone:	Century Link www.centurylink.com		1-800-244-1111
Trash:	Waste Management www.wm.com	9350 East Valley Road	928-778-6007
	Wingfield Patriot Disposal www.patriotdisposal.com	P.O. Box 1058 (Mayer) NO Email 9434 East Valley Road	928-632-9243 928-775-9000
	United Disposal	P.O. Box 333 (Paulden/Chino only) Email: office@uniteddisposal.com	928-636-5203
Water:	City of Prescott www.cityofprescott.net	201 South Cortez Street (Prescott)	928-777-1100
	Prescott Valley Water www.pvaz.net	7501 Civic Circle (Prescott Valley)	928-759-3020
	Ponderosa Park Water	4725 South Ponderosa (Ponderosa Park) Email: info@southwesternutility.com	928-778-6869
	Groom Creek Water	Bob Sullins (Groom Creek) open Friday ONLY 8am-2pm Email: gcwua@aol.com	928-778-4692
	Town of Chino Valley www.chinoaz.net	1982 Voss Drive (Chino)	928-636-6084
	Chino Meadows www.cmjwc.com	2465 W. Shane Dr. (Chino)	928-717-2616
	Humboldt Water Systems	P.O. Box 10593 Sedona, AZ 86339 Email: info@southwesternutility.com	800-315-5333
	Abra Water	(Paulden) Email: abrawater@gmail.com	928-636-2557
	Bradshaw Water	P.O. Box 12759 (Prescott) Email: info@southwesternutility.com	928-778-1888
Sewer:	Town of Chino www.chinoaz.net	PO Box 406 (Chino Valley)	928-636-2646

****PROOF OF TRANSFER OF UTILITIES MUST BE PROVIDED UPON MOVE-IN****