Madera

445 South Dobson Road
Mesa, AZ 85202
Phone (866) 272-6902 Fax (480) 835-5481
(Effective May 5, 2004)

Income:	Gross monthly income level must be 3 times the amount of rent. Must provide 2 most recent paystubs along with employer contact information for verification. If self employed or unemployed you must provide proof of income.
Employment:	Employment must be current and for a minimum duration of 6 months.
Rental History:	A minimum of 12 months rental history will be reviewed.
Credit:	Applicant must have a credit history that reflects an acceptable CREDIT SCORE. The credit score is automatically calculated. The total number of acceptable accounts is divided into the total accounts. Examples of UNACCEPTABLE accounts: judgments, collections, charge offs, bankruptcy, repossession and current delinquency.
Convictions:	No felony convictions or misdemeanors, which involve moral turpitude (i.e.; drug involvement, selling, manufacturing or possession of a controlled substance, prostitution, theft, etc.). DEFERRED ADJUDICATION FOR ANY SUCH OFFENSE, OR PROBATION FOR A FELONY ARE CONSIDERED REASONS FOR A DENIAL. Please remember that this requirement does not constitute a guarantee or representation that residents or occupants have not been convicted of a felony or are subject to deferred adjudication for a felony. Our ability to verify this information is limited to the information made available to us by the credit reporting services used.
Occupancy Standards	One Bedroom ----- 2 person maximum Two Bedroom -------- 4 person maximum Three Bedroom ------ 6 person maximum
Pet Guidelines	Two pet maximum per apartment. No weight limit. Breed restrictions apply. Pets must be a minimum of 1 year in age (NO PUPPIES), spayed/neutered and documentation from vet is required. You will be required to provide a picture of your pet for your file. Dogs must be kept on a leash and cats must be kept indoors.

Each applicant excluding married couples agrees to pay a $35.63 non-refundable application fee. Any falsification or misinformation provided by the applicant will result in automatic denial.

Management reserves the right to request an additional security deposit not to exceed one and one half times the monthly rental rate. A co-signer will be accepted only upon the absence of credit or rental history.

Greystar Real Estate Partners and Madera Apartments do not discriminate on the basis of race, religion, sex, national origin, handicap, or familial status.

By signing below the applicant(s) acknowledge the above listed criteria.

_____ _____

Applicant Signature Date Greystar Representative Date

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Applicant Signature Date