



# O48 Rental Application Requirements

O48 Realty  
1744 S. Val Vista Dr Ste #214  
Mesa, AZ 85204  
Office: (480) 369-6656

Thank you for your interest in one of our properties! Below is a list of *required* documents we need in order to begin processing your application. Please read carefully:

## **Application Fee:**

\$35.00/ per adult. You can pay by cash, personal check, money order or cashier's check only. We are unable to accept debit/credit cards over the phone or in our office. You may pay application fees online via PayPal by visiting our website, [www.TylerWhitmore.com](http://www.TylerWhitmore.com), click the 'Services' tab, then 'Property Management', then 'Tenant' and scroll to the PayPal option at the bottom of the screen. All application fees are non-refundable.

**Photo ID:** All applicants over the age of 18 must provide a copy of their photo id.

## **Proof of Income:**

For proof of income, each applicant will need to provide proof of one of the following:

- \* 3 most recent paystubs
- \* Offer letter
- \* Letter of employment
- \* Child support court documents
- \* Spousal support court documents
- \* Unemployment pay stubs/letter from state
- \* 3 months' worth of bank statements
- \* Disability documents/letter from state
- \* Taxes from the previous year

Please keep in mind that the above required documents will need to be submitted to our office **at one time**. Once you (and any additional applicants over the age of 18) are able to provide us with the app fee(s), photo id(s) and proof of income, we will be able to process your application. Please be advised that it may take up to 48 hours to receive an approval/response from our management.

Please send all rental application documents to:

Email: [Amanda@o48realtyaz.com](mailto:Amanda@o48realtyaz.com)  
Fax: (480) 223-6505  
Office: 1744 S. Val Vista Dr Ste #214, Mesa, AZ 85204

**PLEASE NOTE:** Any request(s) given by applicant after applicant has been approved will NOT be submitted to Property Owner. All requests (lease term, painting, price reduction) MUST be written on the 3rd page of the application prior to application approval.

## **Security Deposit:**

Once you are approved, you will be required to put down the security deposit that is stated on the listing/advertisement. The security deposit will need to be submitted to our office within 48 hours of approval. Security deposits must be paid in certified funds only. Cash and personal checks will not be accepted.

## **Move In Funds:**

Your move in amount will be pro-rated and determined based off of your scheduled move in date. Your move in funds will not be required until you sign your lease/ take possession of the property (pick up keys).

Please contact our office if you have any questions regarding the application or approval process, (480) 369-6656.