



You like one of our rental listings and want to apply?

Great! Here is some general info you need to know as well as our application process:

- You must be able to provide income verification that verifies a gross income of at least 3 times the monthly rent.
- Property will not be held vacant for more than 30 days, so move in date must be within 30 days of application.
- We do a lot of our paperwork electronically- access to a regularly monitored email address makes this process the easiest.

Prospective tenants must submit:

- A completed application per adult (anyone over the age of 18 living in the home). Application can be found at www.revelationrentals.com by clicking on “View Rental Properties”, then selecting the property, then clicking “Apply Now”
- Past 30 days income verification (last 2 paystubs or bank statements if self employed)
- A LEGIBLE copy of their photo id.
- Application fee is \$40 per applicant (cashier’s check or money order, made payable to West USA Realty Revelation delivered to our office OR paid via credit card on the website).

INCOMPLETE applications will not be considered until all items have been received.

If not completed online, application with supplemental information and fee can be dropped off at our office:

West USA Realty Revelation

ATTENTION Jason Geroux

4050 South Arizona Ave Suite 4

Chandler, AZ 85248.

The Spectrum Group at West USA Realty Revelation * 4050 S. Arizona Ave. #4 Chandler, AZ 85248
(480) 382-0115 – Office * (888) 395-3558 – Fax * spectrumgroupaz@gmail.com
www.spectrumgroupaz.com

This is just south of Ocotillo on the west side of the street in the Fulton Ranch Towne Center (next to Garcia's Mexican restaurant)

Our office hours are 8:30am – 4:30pm M-F closed weekends and holidays

Next Steps:

Property manager will run a national criminal background check, national eviction history check, credit report & judgment/collections history report (we are specifically looking for recent (last 48 months or so) collection or eviction or criminal activity. If there is anything we will find on these reports that you would like to disclose with us before hand please include a brief statement on your application.

Property manager will evaluate applications and the acquired background reports and present any potential tenant's file to the owner for final approval.

Tenant should be notified of results of their application within 48 hours of application (less if possible)

Upon acceptance, applicant will be required to sign a lease within 24 hours (this can be done electronically) AND deliver earnest deposit within 48 hours to hold the property.



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