

Waltner's RV Resort Application Process

Please use this link to complete the Community Application

<https://rentbutter.com/apply/tontoprop>

If you have not completed the community application and received management's approval

- DO NOT Move-in or Park your Mobile Home(s) or RV(s) in the community.
- DO NOT complete purchases of Mobile Home(s) or RV(s) that are for sale in the community.
- DO NOT move into Mobile Home(s) or RV(s) located in the community.

Anyone who will reside in the home MUST apply & be approved.
Only applicants that have been approved may reside in the
Community!

Please ensure that you read the Application Criteria below carefully as we take each provision quite seriously. These guidelines are implemented to ensure the peaceful enjoyment of all who reside in the community.



Waltner's RV Resort

Application Process and Criteria

Welcome to our community. In order to reside in our community, we require each applicant to meet certain rental criteria. Before you complete the application portion of this form, we encourage you to review these requirements to determine if you are eligible. This company and this community comply with all applicable fair housing laws including those that prohibit discrimination on the basis of race, color, religion, sex, national origin, handicap, or familial status.

Please note that there is a non-refundable application processing fee of \$45.00 per applicant. The payment(s) of the application fee(s) will be submitted with the completed application(s) online. We will process applications in the order they are received. We require two (2) business day to process an application. We will accept the first qualified applicant, so please ensure when submitting that there is no missing information on the application, and all occupants of the home have applied, as this can delay the application process.

Waltner's RV Resort is part of the Show Low Crime Free Housing Program, which is sponsored by the Show Low Police Department. If you would like to know more about this program, you are welcome to contact the Show Low Police Department *Non-Emergency Line.

Waltner's RV Resort will require a government-issued photo ID at the time the application is submitted.

Waltner's RV Resort, utilizes a credit scoring system that incorporates comparing information on an applicant's credit profile, such as bill-paying history, the number and type of accounts, late payments, collection actions, outstanding debt, reported rental history, and the age of accounts, to the credit performance of consumers with similar profiles. The rental scoring system used was created for the purpose of treating all applicants consistently and impartially, without regard to subjective criteria. The scoring system factors and considers income, monthly rent/mortgage, and overall credit history to evaluate how creditworthy an applicant is. Waltner's RV Resort reserves the right to require further verification as part of its rental criteria in accordance with Waltner's RV Resort.

- A. OCCUPANCY GUIDELINES** – All persons residing in the home will be expected to apply, be approved, and sign the Rental Contract as a resident. All residents and all occupants must be listed on the Rental Contract. No more than two (2) persons per bedroom may occupy the home.



B. RENTAL HISTORY – In addition to the rental history that will be evaluated as part of the credit scoring system referenced above, applicants must not have an unacceptable rental history. An unacceptable rental history is one that includes, but is not necessarily limited to, a history involving:

- i. Owing amounts to a former landlord
- ii. Being evicted from a prior residence within the past twelve (12) months
- iii. A history of causing problems at a prior residence.
- iv. Damage to property that is beyond normal wear and tear.
- v. Reports of violence or threats to Landlord(s) or neighbor(s).
- vi. Failure to give proper legal notice when vacating the property.
- vii. Allowing persons, not on the lease to reside in the premises.
- viii. Previous landlord(s) disinclined to rent to you again for any other reason pertaining to the behavior of yourself, your pet, or guest allowed on the property during your tenancy.

C. CRIMINAL HISTORY – Your application will be denied if, within the past five (5) years, you or anyone listed as an applicant/occupant has the following:

- i. Plead to or been convicted for any type of crime that would be considered a threat to real property such as but not limited to, burglary, theft, criminal damage, and trespassing.
- ii. Plead to or been convicted for any crime that affects other tenant's peaceful enjoyment of the premise such as but not limited to disorderly conduct.
- iii. Plead to or been convicted of a felony
- iv. Plead to or been convicted of a DUI within the past 2years.

❖ Your application will be denied if anyone listed on the application has ever Plead to or been convicted of the following:

- i. Sexual Crime(s)
- ii. Crime(s) against Children
- iii. Drug manufacturing or distribution, and any type of drug charge(s)
- iv. Violent crime(s) such as but not limited to, domestic violence, robbery, and aggravated assault.

❖ Your application will be denied if anyone listed on your application is currently on probation or parole.

D. PETS – Pets are not permitted in the community unless approved by management. If a pet is allowed, the resident must sign a pet addendum which requires the pet owner to adhere to our regulations including any applicable pet weight limit, breed restrictions and pay any additional pet rent. Assistance animals for the disabled are not considered to be pets, but still, require prior approval of management. Breed restrictions may apply, see management for pet approval.

