

# RENTAL APPLICATION

PROPERTY INFORMATION			
Address:		City:	St, Zip:
Requested Move-in Date:		Lease End Date:	

APPLICANT INFORMATION			
First Name:	MI:	Last Name:	
Date of Birth:		Social Security Number:	
Daytime Phone:		Cell Phone:	
E-mail:		Driver's License/State:	

RESIDENCY INFORMATION			
Present Address:		City:	St, Zip:
Own or Rent?	Since:        /        /	Rent/Mortgage Payment: \$	
Landlord or Mortgage Company Address:		City:	St, Zip:
Landlord or Mortgage Company Phone:		Comments:	
Previous Address:		City:	St, Zip:
Own or Rent?	Since:        /        /	Rent/Mortgage Payment: \$	
Landlord or Mortgage Company Address:		City:	St, Zip:
Landlord or Mortgage Company Phone:		Comments:	

EMPLOYMENT INFORMATION			
Current Employer:		Phone:	Since:        /        /
Address:		City:	St, Zip:
Previous Employer:		Phone:	From        to
Address:		City:	St, Zip:

CO-APPLICANT INFORMATION			
First Name:	MI:	Last Name:	
Date of Birth:		Social Security Number:	
Daytime Phone:		Cell Phone:	
E-mail:		Driver's License/State:	

RESIDENCY INFORMATION			
Present Address:		City:	St, Zip:
Own or Rent?	Since:        /        /	Rent/Mortgage Payment: \$	
Landlord or Mortgage Company Address:		City:	St, Zip:
Landlord or Mortgage Company Phone:		Comments:	
Previous Address:		City:	St, Zip:
Own or Rent?	Since:        /        /	Rent/Mortgage Payment: \$	
Landlord or Mortgage Company Address:		City:	St, Zip:
Landlord or Mortgage Company Phone:		Comments:	

EMPLOYMENT INFORMATION			
Current Employer:		Phone:	Since:        /        /
Address:		City:	St, Zip:
Previous Employer:		Phone:	From        to
Address:		City:	St, Zip:

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### PROPOSED OCCUPANTS (Other than Applicants)

Name:	Relationship:	Age:
Name:	Relationship:	Age:
Name:	Relationship:	Age:

**PROPOSED PETS (Keeping of pets requires a pet deposit and owner's written consent)**

Name:	Breed/Type:	Weight:	Age:
Name:	Breed/Type:	Weight:	Age:
Name:	Breed/Type:	Weight:	Age:

**PROPOSED VEHICLES (No more than 2 vehicles\* per household without owner's written consent)**

Make/Model:	Year:	Color:	Tag#:	ST:
Make/Model:	Year:	Color:	Tag#:	ST:

\*If you have a commercial vehicle, boat, trailer, RV or motorcycle, restrictions may apply.

## EMERGENCY CONTACT INFORMATION

Name:	Relationship:
Daytime Phone:	Cell Phone:

## MISCELLANEOUS

Has any applicant ever been convicted of a misdemeanor or a felony, or had any adjudications withheld or on active probation in connection with any conviction?	_____ Yes    _____ No
Explain if necessary:	
Has any applicant ever been evicted from any business or residential occupancy?	_____ Yes    _____ No
Explain if necessary:	
Has any applicant ever been listed on a registry of sexual offenders or been convicted of or pled "no contest" or had an adjudication withheld to any drug-related criminal offense or sexual offense?	_____ Yes    _____ No
Explain if necessary:	

Applicant represents that all of the statements and representations are true and complete, and hereby authorizes the release and full disclosure of any and all records and information that relate to Applicant's or Co-Applicant's past or current employment, income, credit history, residence, criminal background, character, mode of living, and reputation or otherwise necessary for the purpose of verifying information provided by Applicant or Co-Applicant in this Rental Application. Applicant agrees to hold harmless ALVA International, Inc., the tenant verification service and all providers of information on the prospective tenant(s) listed above. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and /or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms, if any. This application in no way obligates Landlord to execute a lease or deliver possession of the proposed premises. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rents and security deposits have been paid.

Applicant Signature _____	Date: _____	Security Deposit	\$ _____
Co-Applicant Signature _____	Date: _____	Prorated Rent	\$ _____
Broker Signature _____	Date: _____	First Month's Rent	\$ _____
		Last Month's Rent	\$ _____
		Pet Fee	\$ _____
		HOA/COA Fee	\$ _____
		<b>Due to move in</b>	<b>\$ _____</b>

<b>Credit Check Fee \$50 per adult with application</b>	\$_____ pd	Date:    /    /	Received by:
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## **RENTAL APPLICATION**

### **APPLICATION CRITERIA and DISCLOSURES**

1. All adult applicants over the age of 18 excluding dependent children must submit a fully completed, dated and signed residency application and fee. Each applicant must provide a government-issued photo ID. A non-refundable application fee is due for each individual or guarantor, who is to be a party to the lease. Any applicant who does not have a 2 year residence history in the state of Florida may be asked for an additional fee which varies from state to state for civil and criminal record search. In the event applicant is renting a unit governed by a condominium or homeowner's association, the applicant may be required to submit a separate application, pay a separate application fee and/or pay an additional security deposit. Other than application fees, all money due before move-in must be paid by cashier's check, certified check or money order, or occupancy will not be given until the funds clear payee's bank. Only checks drawn on a U.S. bank will be accepted. Application turnaround time is at least one full business day. Employment, landlord or out-of-state verifications may take up to an additional 3 business days.
2. Applicants must have a combined gross income of at least three (3) times the monthly rent. A minimum of three (3) years residential history is required. Credit history and Civil Court records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the last five (5) years. All bankruptcies must be fully discharged. Applicant will not be provided a copy of the credit report or told of its contents (see Disclosure 1 below).
3. Self-employed applicants may be required to produce upon request two (2) years of tax returns or 1099s. Non-employed individuals must provide proof of income. All sources of other income must be verifiable if needed to qualify.
4. Criminal records must contain no convictions for felonies ever or adjudication withheld within the past seven (7) years or misdemeanors pertaining to offenses regarding illegal drugs or crimes against persons or property within the past seven (7) years. If an arrest record exists, it is up to the applicant to provide written verification from proper authorities as to final disposition of innocence or case dropped.
5. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbance or illegal activities, no check returned for insufficient funds, and no damage to unit or failure to leave the property clean and without damage at the time of lease termination.
6. No pets (with the exception of service animals) of any kind are permitted without specific written permission of landlord in the lease document or an addendum to lease. A non-refundable pet fee acceptable to landlord and/or an additional pet deposit, additional security deposit or additional pet rent may be requirements. Certificate of medical necessity is required for service animals and fees are waived for these animals. Certain breeds of dog may not be accepted due to insurance liability, including but not limited to Rottweilers, Dobermans, Pit Bulls (a.k.a. Staffordshire Terriers), Bull Terriers, Wolf hybrids, German Shepherds and Chows.
7. Landlord reserves the right to determine the amount the Tenant(s) will be required to pay as security deposit(s) and additional prepaid rent depending on the results of this report. NOTE: Any request for exceptions to these criteria must be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, we reserve the right to require additional security, a guarantor or co-signer, or addition advance rent payments or any combination of the above.
8. Current occupancy standards are a maximum of two persons per bedroom, and may change per HUD guidelines.
9. It is the landlord's right under the lease to report all non-compliance with terms of your lease agreement or failure to pay rent or any other charges to the credit bureau.
10. Payment of an application fee does not in any way guarantee that the applicant(s) will be approved for the unit for which application was made. The property will remain on the market for rent until applicant(s) and landlord have bilaterally executed a lease.

**DISCLOSURE 1:** Pursuant to Federal Fair Credit Reporting Act, 15, U.S.C. Section 1681, et seq., as amended by the Consumer Credit Reporting Reform Act of 1996 if the Owner denies you residency or asks for additional security deposit, advance rent or a co-signer based on the information obtained from this application, you may request a copy of your credit report from the credit reporting agency within 60 days of your denied application for residency. The credit reporting service named in an adverse action letter only provided information to us; it did not participate in the decision to accept or deny your application.

**DISCLOSURE 2:** Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals living in their communities. Tenants who deem this information material should contact FDLE toll free at 1-88-357-7332, via email at [sexpred@fdle.state.fl.us](mailto:sexpred@fdle.state.fl.us), or via the Internet at [www.fdle.state.fl.us/sexualpredators](http://www.fdle.state.fl.us/sexualpredators).

**DISCLOSURE 3:** School Districts: School boundaries are subject to change. As a result, the information available to the landlord and/or their agent may not be accurate or current, even though it appears to be from a reliable source. If this information is important to you, contact the local school board directly to verify the correct school boundaries for the particular property you are intending to rent prior to signing a lease.

By initialing below, applicant(s) acknowledge that they have read and understand the rental criteria on this page.

Initials: \_\_\_\_\_ Date: \_\_\_\_\_