

RENTAL POLICY

We require the following approval to reside at our properties.

INCOME

Applicant or Applicant and Spouse's combined income must be 3 times the monthly rent amount.

If a roommate, each applicant must make 3 times 75% of the total monthly rent.

If applicant is retired, then ratio required is 2 times the monthly rent.

If applicant has been on their job for over 18 months, then ratio is lowered to 2.5.

If applicant's total obligations from credit report is below 25% of income, then ratio is 2.5.

Income amounts must be verified in writing, applicant may provide recent pay stubs.

If applicant is self employed, then most recent tax returns or statement from CPA must be provided.

IF APPLICANT IS A STUDENT, BOTH PARENTS MUST GUARANTY THE RENTAL AGREEMENT.

SUPPLEMENTAL INCOME

All supplemental income must be verified in writing.

All verifiable bank accounts and investment accounts are assumed to earn 1% per year.

RENTAL HISTORY

Applicant must have 24 or more months verifiable rental/mortgage history during the past 3 years with a maximum of 2 late payments / NSF during the past 12 months.

Applicant must have 18 months of rental history with no late payments or NSF.

Applicant must have no lease violations requiring legal notice.

Applicant must not receive a "No" answer to question, "Would you re-rent."

If applicant has rented from a private landlord the past 12 months, then applicant must provide most recent 12 cancelled checks or money order receipts of rental payments made to private landlord.

CREDIT HISTORY

Applicant must have a satisfactory credit rating of report obtained from major credit bureau.

If applicant does not meet the above criteria, then an additional deposit or co-signer may be required for approval.

In addition to above criteria, applicant must meet below criteria, or application will be denied.

CRIMINAL HISTORY

Applicant must not have a felony record that was adjudicated guilty or had adjudication withheld for the past 7 years, or any conviction of any length of time for any drug related, sexual related, physical or violent criminal offense, murder related or arson related crime.

EVICTION / BROKEN LEASE

Applicant must not have been evicted or moved out without notice from any residence the past 7 years.

Applicant

Date

Spouse/Roommate

Date

RELEASE OF INFORMATION AND AUTHORIZATION

FOR VERIFICATION OF APPLICATION
PLEASE PRINT
Unmarried co-applicants must fill out a separate release

Name _____ SS# _____ DOB _____
Last First MI

Spouse _____ SS# _____ DOB _____
Last First MI

Present Address _____
Street Apt # City State Zip

E-Mail Address _____ @ _____

Please provide a previous address if you have lived at your current address for less than 24 months.

Previous Address _____
Street Apt # City State Zip

Have you ever had an eviction filed against you?

Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

Have you ever left owing money to any owner or landlord?

Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

Have you applied for residency anywhere in the past 2 years, but did not move in?

Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

Have you ever had adjudication withheld or been convicted of a crime?

Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

IF YOU HAVE ANSWERED YES TO ANY OF THE ABOVE QUESTIONS, PLEASE EXPLAIN IN DETAIL THE CIRCUMSTANCES REGARDING THE SITUATION ON THE BACK OF THIS SHEET OR ON AN ADDITIONAL SHEET.

Applicant(s) represent that all of the above statements and information on the application for rental are true and complete, and hereby authorizes an investigative consumer report and verification of any and all information relating to residential history (rental or mortgage), employment history, criminal history records, court records, and credit reports. Applicants further authorize THE PROPERTY MANAGER to disclose all information (credit, civil & criminal) to the owners of the property applied for, including but not limited to copies of credit, civil & criminal reports. Applicant acknowledge that false or omitted information herein may constitute grounds for a rejection of this application, termination of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of the State of Florida. Facsimiles of this authorization may be used to facilitate multiple inquiries. In the event you receive a facsimile of this authorization, it should be treated as an original and the requested information should be released to facilitate my/our application for residency.

Signature of Applicant

Date

Signature of Spouse

Date