

# Floridian

**REALTY SERVICES, LLC**

**TO APPLY, THE FOLLOWING IS REQUIRED:**

1. All applications must be filled out and signed by the applicant on all pages.
2. A separate application must be filled out for each applicant 18 years old and older.
3. A non-refundable application fee in cash or money order must accompany this application. NO APPLICATION WILL BE PROCESSED WITHOUT AN APPLICATION FEE.
4. Reliable documentation and telephone numbers for all income must be provided.
5. Photo documentation (driver's license, military ID or state ID) is required.
6. All intended applicants must be listed below.
7. You must disclose ALL pets, vehicles of any nature and water filled furniture.



**YOU ARE HEREBY NOTIFIED OF THE FOLLOWING PROCEDURES & POLICIES:**

1. THE APPLICATION FEE IS NON-REFUNDABLE.
2. Pets must be approved by the lessor.
3. If you have water filled furniture, you must provide the lessor with proof of insurance. FS 83.535
4. No properties are held for a long period .
5. If approved, a holding deposit must be paid within one (1) business day in order to hold the property and refuse other applicants. If the applicant defaults on renting the property AFTER APPROVAL, the holding deposit will be forfeit.
6. If approved, all monies owed must be paid in full with certified funds (cashier's check or money order) PRIOR TO RENTING.

I, THE UNDERSIGNED APPLICANT, affirm the information contained in this three page application is true and correct and authorize Florida Tenant Reporting Services, Inc. to verify all information contained in this application including obtaining a credit report. Misstatements, either false or incorrect, can be deemed reason for denial of occupancy. I understand that due to the Fair Credit Reporting Act that I will not be furnished a copy of my credit report from Florida Tenant Reporting Services or its members. I may, however, obtain a free credit report from Equifax if my application is denied for credit reasons. I also understand that this application is the property of Florida Tenant.

**Applicant's Signature:** \_\_\_\_\_

I also affirm the following will be the residents of the property:

(Please list the first and last names of all prospective tenants, including yourself:

	Date of Birth: _____
	Date of Birth: _____
	Date of Birth: _____
	Date of Birth: _____

Rental Address \_\_\_\_\_ Move In Date \_\_\_\_\_

# Floridian

**REALTY SERVICES, LLC**

Applicant's Name: \_\_\_\_\_ Soc. Security: \_\_\_\_\_  
 Birth Date: \_\_\_/\_\_\_/\_\_\_ Driver's Lic. #: \_\_\_\_\_  
 Night Phone: \_\_\_\_\_ Day Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Email: \_\_\_\_\_

\*\*\*\*\* Residential History \*\*\*\*\*

Present address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_ St: \_\_\_ Zip: \_\_\_\_\_  
 Landlord/Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Rent Amount: \_\_\_\_\_ Rent from: \_\_\_\_\_ to: \_\_\_\_\_ Was 30 day notice given? \_\_\_ When? \_\_\_\_\_  
 Reason for Leaving: \_\_\_\_\_

\*\*\*\*\* Residential History \*\*\*\*\*

Former address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_ St: \_\_\_ Zip: \_\_\_\_\_  
 Landlord/Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Rent Amount: \_\_\_\_\_ Rent from: \_\_\_\_\_ to: \_\_\_\_\_ Was 30 day notice given? \_\_\_ When? \_\_\_\_\_  
 Reason for leaving: \_\_\_\_\_

\*\*\*\*\* Employment \*\*\*\*\*

Current employment: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Supervisor: \_\_\_\_\_ Your position: \_\_\_\_\_  
 Length Employed: \_\_\_\_\_ to \_\_\_\_\_ Full-time \_\_\_ Part-time \_\_\_ Salary: \_\_\_\_\_ per \_\_\_\_\_

\*\*\*\*\* Employment \*\*\*\*\*

Former Employment: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Supervisor: \_\_\_\_\_ Your position: \_\_\_\_\_  
 Length Employed: \_\_\_\_\_ to \_\_\_\_\_ Full-time \_\_\_ Part-time \_\_\_ Salary: \_\_\_\_\_ per \_\_\_\_\_

Vehicle Information: List Make & Model: \_\_\_\_\_ License : \_\_\_\_\_  
 \_\_\_\_\_ License : \_\_\_\_\_

Do you have any RV, boats, trailers, or motorcycles? Please list \_\_\_\_\_

Emergency Contact Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Please answer all of the following questions:

Will you have pets? \_\_\_\_\_ If so, how many? \_\_\_\_\_ What type? \_\_\_\_\_  
 Will you have any water filled furniture? \_\_\_\_\_ If so, please specify \_\_\_\_\_  
 Have you ever declared bankruptcy? \_\_\_\_\_ If so, when? \_\_\_\_\_  
 Have you ever had an eviction filed against you? \_\_\_\_\_ If so, please specify \_\_\_\_\_  
 Have you ever been charged with a felony? \_\_\_\_\_ If so, please specify \_\_\_\_\_  
 Have you ever been charged with a misdemeanor? \_\_\_\_\_ If so, please specify \_\_\_\_\_  
 Have you ever refused to pay rent/ broken a lease? \_\_\_\_\_ If so, when and why \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date \_\_\_/\_\_\_/\_\_\_

FTRS Member Name: Floridian Realty Services, LLC



**Residential Selection Criteria - PLEASE READ CAREFULLY**

1. All Adult applicants 18 or older must submit a fully completed (please leave no blanks), dated, and signed residency application and non-refundable fee. Applicant must provide proof of identity. **A \$50 Non-Refundable application fee (cash or money order) will be required for all adult applicants.** Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit. We reserve the right to require a higher security deposit and/or additional prepaid rent.
2. **A non-refundable processing fee of \$100 will be charged at the time of leasing the property.**
3. Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co signer. A minimum of two years residential rental history is required.
4. Credit history and/or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past seven years.
5. Self employed applicants may be required to produce upon request two years of tax returns or 1099s and non employed individuals must provide verifiable proof of income. All sources of income must be verifiable.
6. Criminal records must contain no convictions within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld" further documentation may be required and applicant may be denied on this basis.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances, illegal activities, or pets, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. No pets of any kind are permitted without specific written permission of landlord in the lease document. A \$250 per pet non-refundable pet fee will be charged. (waived for medically necessary service animals)
9. Mandatory minimum fees for cleaning, carpet cleaning, rekeying etc. at move out will be charged as per the lease. Residents will still be liable for amounts for damages, cleaning, rekeying etc. that exceed the mandatory minimum fees.
10. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
11. **The security deposit is required to be paid within one (1) business day of Approval in order to hold the property and refuse other applicants. In the event the applicant fails to move into the property after approval, the applicant will forfeit this deposit.**
12. In consideration for the opportunity to rent the Premises granted hereunder, Tenant hereby agrees to refrain from making disparaging or derogatory statements, whether verbal or written, regarding Landlord or Floridian Realty Services, LLC to any third party, including without limitation to customers, potential customers, and the general public, whether on social media websites, blogs, consumer review websites, or otherwise. Tenant agrees not to encourage, promote, support or endorse any third party, including but not limited to friends, relatives, or employees, to take any such action or make any such statements. The parties hereby acknowledge and agree that this Agreement is not a form Agreement and that the parties were able to meaningfully negotiate the standardized terms of this Agreement.
13. Any exceptions to criteria will need to be submitted in writing to the rental agent for presentation to the landlord/ property owner for consideration. If approval is then given for such exceptions, additional security, co signers, and/or additional advance rent payments may be required. Each property is individually owned and subject to owner's approval of tenant. Criteria is subject to change without notice.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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