

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. An 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 _____

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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.
6. All sources of other income must be verifiable if needed to qualify for a rental unit.
7. 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.
8. 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.
9. No pets (with the exception of medically necessary pets) of any kind are permitted without specific written permission of landlord in the lease document. A \$250 per pet non-refundable pet fee acceptable to landlord, and/or an additional security deposit, will be charged. Fees and deposits are waived for medically necessary pets.
10. Mandatory minimum fees for cleaning, carpet cleaning, rekeying etc. at move out will be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, rekeying etc. that exceed the mandatory minimum fees.
11. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
12. **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.**
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