

1975 S John Young Parkway, Suite 204-J, Kissimmee, Fl 34741 Office: 407-933-RENT(7368) Fax: 407-392-1930 E-mail: Info@RPMSHOMES.com www.RPMSHOMES.com

**Rental/Credit Application** — Please Print - Everyone over 18 must fill out there own application. **The \$50 application fee is non refundable**. The fee must be paid in money order, cashiers check or cash only. Please complete the entire application in order for it to be processed. Applicant must provide their driver license or state ID and copy of their Social security card.

| Personal Information   |                                    |                               |  |  |  |
|--|------------------------------------|-------------------------------|--|--|--|
| Date:  | (office) Application Taken By      | <i>r</i> :                    |  |  |  |
| E-mail Address   | Phone No.                          |                               |  |  |  |
| Name of Applicant  |                                    | Date of Birth                 |  |  |  |
| Social Security No.  | Driver's License No.               |                               |  |  |  |
| List the Last 2 Years of Residential History   | ory. If you need more space please | add it to an additional page. |  |  |  |
| Present Address  | City                               |                               |  |  |  |
| State  | 7in                                |                               |  |  |  |
| Prior Address  | City                               |                               |  |  |  |
| State  | / in                               |                               |  |  |  |
| How long have you lived at present address?  | How long have yo prior address?    | u lived at                    |  |  |  |
|  |                                    | elephone                      |  |  |  |
| How many will be living in this unit?  | Adults                             | Children                      |  |  |  |
| Pets Pet Type/ Breed   | W                                  | eight of Pets                 |  |  |  |
| Pets Pet Type/ Breed Pet Type/ | Child's Name                       |                               |  |  |  |
| Child's Name   | Child's Name                       |                               |  |  |  |
| Employer   | Occupation                         |                               |  |  |  |
| Current Monthly Salary   |                                    |                               |  |  |  |
| Start Date   | Contact Person                     |                               |  |  |  |
| Telephone  |                                    |                               |  |  |  |
| <b>Emergency Contact</b>   |                                    |                               |  |  |  |
| Name   | Relationship                       | Telephone                     |  |  |  |
| E-mail:  |                                    |                               |  |  |  |
|  |                                    |                               |  |  |  |
|  |                                    |                               |  |  |  |
|  |                                    |                               |  |  |  |
| Initial  |                                    | EQUAL HOUSING<br>OPPORTUNITY  |  |  |  |

## **Other Information**

| Make/Model   | Year  |   |
|--|---|---|
| Color: Tag No  |   | State   |
| Make/Model   | Year  |   |
| Color: Tag No.   |   | State   |
| HAVE YOU EVER  | 0   |   |
| Filed for Bankruptcy Yes No If yes, who Been served an eviction notice or been asked to vacate a property.   |   | Yes No  |
| renting?   | Derty you were  | 163 100   |
| Willfully or intentionally refused to pay rent when due?   | Yes   | No  |
| If yes, when?  |   | <del></del>   |
| Been sued for unlawful detainer? Yes   | No  |   |
| ,  | When  |   |
| Have you ever been convicted of a serious misdemeanor?   | · 、 —   | n   |
| How were you referred to us? Website (nar  | · -   |   |
| Realtor (Name) Rental Unit Applied for   | Other   |   |
|  | Do  | ent nor Month   |
| Move in Date Term _  | ne  | nt per Month  |
|  |   |   |
| Acknowledgement  |   |   |
|  |   |   |
| APPLICANT AUTHORIZATION AND CONSE  | NT FOR RELEASE  | OF INFORMATION  |
| This release and authorization acknowledges that Reliable P may now, or any time while I am renting, conduct a verifica and previous employment, credit history, contact personal reference pertaining to me which may be in the files of any Federal, Strother information deemed necessary to fulfill the Tenant requirement to determine tenant eligibility under Reliable Property | tion of my current and<br>erences, and to receive<br>ate, or Local criminal<br>frements. The results of | d previous tenant history, current<br>any criminal history information<br>justice agency, and to verify any<br>of this verification process will be |
| I authorize <b>Background Info USA</b> and any of its agents, to disverification process to the designated authorized representative   | •   | •   |
| I have read and understand this release and consent, and persons, schools, current and former employers, current and for provide <b>Background Info USA</b> with all information that mat agencies providing such information from any and all claim requested information. I agree that any copy of this document is  | rmer landlords and oth<br>y be requested. I here<br>ms and damages con                                  | her organizations and Agencies to<br>by release all of the persons and<br>hected with their release of any  |
|  |   |   |
| Applicant Signature  | Print Name C  | learly  |
|  | Monies Dessived D   | Note Amount   |
| Office Staff Only Date Received:   | Monies Received D Application   | Oate Amount   |
| Staff's Name   | Lease Prep Fee  |   |
|  | S D   |   |

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## RESIDENT SELECTION CRITERIA

- 1. All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. A Non refundable application fee 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.
- 2. All applicants <u>must</u> see the interior of the property before a Residential Lease can be submitted and accept the property in an <u>AS IS</u> condition, except where there is written agreement for repairs with the owner. If so, that agreement will become a part of the lease. Verbal representations are non-binding.
- 3. Applicants must have a combined gross income of at least three times the monthly rent. Each applicant must produce the last 30 days of pay stubs. 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, collections, liens or bankruptcy within the past 2 years. Foreclosures and Discharged bankruptcy within the last 2 years, tenant will have to pay 2 ½ month's security deposit. NO judgments. No Eviction filings in the last 7 years.
- 5. Self employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non employed individuals must provide verifiable proof of income and the last 3 months bank statements.
- 6. All sources of other income must be verifiable if needed to qualify for a rental unit. Ex. Pension, social security, child support etc..
- 7. Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past ten years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prose", or "adjudication deferred", 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 or illegal activities, 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 for the benefit of the occupant(s)) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord typically \$25 /pet /month. Fees are waived for medically necessary pets.
- 10. Reliable Property Management & Sales Inc. AND OUR OWNERS DO <u>NOT</u> PERMIT THE FOLLOWING PETS: GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, ROTWEILLERS, OR AKITA or any part thereof. A PHOTO OF PET/S IS REQUIRED.
- 11. A minimum non-refundable property preparation fee may be charged to the Resident(s) at time of leasing the property. It will be used at the end of your lease term to cover any needed cleaning, carpet cleaning and rekeying. Other mandatory minimum fees for cleaning, carpet cleaning, rekeying etc may be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, re keying etc that exceed this non refundable property preparation fee or minimum fees.

Initial

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- 12. There is a \$75.00 lease preparation fee that must be paid with the application fee. \$75 will be returned if applicant is not approved for rental unit.
- 13. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. Payment must be made in money order or cashiers check NO PERSONAL CHECKS OR CASH. We reserve the right to require a higher security deposit and or additional prepaid rent.
- 14. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
- 15. We may require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the required security deposit.
- 16. Our company policy is to report all non compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

Applicant represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. 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. Applicant authorizes verification of all information by the Landlord and or Management Company. Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation. NON REFUNDABLE APPLICATION FEE--Applicant(s) has paid to Landlord and/or Management company herewith the sum of \$50.00 as a NON REFUNDABLE APPLICATION FEE for costs, expenses and fees in processing the application. APPLICATION FEE MUST BE PAID IN CASH, MONEY ORDER, OR CAHIERS CHECK ONLY. applicant is approved, but fails to enter into the lease within 2 days of verbal and/or written approval and/or take possession after lease signing, the property shall return to the rental market and will be available to any new applicant who wishes to apply for the property. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises.

| Applicant's Signature | Print Name | Date |
|-----------------------|------------|------|

