



RENTAL APPLICATION

In order to process your application we require :

- 1)The completed application.
2)Copy of valid driver's license or passport for each applicant and a copy of your social security card
3)Proof of sufficient income
4) \$50.00 per application per adult to pay for tenant screening service.

Upon approval you need to send a first month rent payment in certified funds payable to REMAX Properties SW . to hold the home for you.. Upon receipt this payment shall be retained an non-refundable . If you fail to occupy or execute the lease , this payment is forfeited as liquidated damages.. Upon receipt of payment we will send you a prepared lease for your signature.

Applicant agrees to pay last month's rent and a security deposit in certified funds payable to the Landlord upon move in . The last month's rent requirement will be waived if the applicant has a credit score over 650

Address of the rental: Requested move in date (the 1st or 15th within 30 days) :

Applicants full name Phone DOB

Social Security # Drivers License # State Exp.

Current Address City State Zip

Email: Current monthly payment/rent

Current Landlords Name Landlords Phone #

How long at this address Reason for leaving

Previous Address City State Zip

Previous Landlords Name Phone #

How long at this address Reason for leaving

Car: Yr Make Model State/License Plate #

Present Employer Position Mo. Income

Employers Address City State

Work phone: How long at job Other income/source

Number and breed of Pets Pet weight: Lbs Pet fee:\$35-50/mnth

Have you been party to a foreclosure ,short sale or bankruptcy in the last 5 years
Have you ever been sued for damages or been party to an eviction
Have you ever broken a lease agreement convicted of a felony?
[] Yes [] No
[] Yes [] No
[] Yes [] No Have you ever been

If you answered "Yes" to any of these questions please explain on the back of this page.

Do you plan to carry renters insurance? [] Yes [] No

Total number of adults Children: Names and ages of children living with you under the age of 18 :

I CERTIFY that answers given herein are true and complete to the best of my knowledge. I HEREBY AUTHORIZE LANDLORD/AGENT TO VERIFY THE VALIDITY OF ALL THE ABOVE INFORMATION, AND TO PERIODICALLY INQUIRE WITH MY EMPLOYERS, FINANCIAL INSTITUTIONS, AND ANY OF THE CREDIT REPORTING BUREAUS AVAILABLE TO HIM. I understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above. I have read ,understand and agree to the terms of this rental application and lease. Example at http://www.orlandoresidence.com/img/lease0509.pdf

( Signature Date

Pursuant to Florida Administrative code Rule 213.003 (2) you are advised that RE/MAX Properties SW ., as owner's agent, is being paid a commission by the owner for renting these premises. Should you desire you are entitled to your own representation.

RE/MAX Properties SW Inc. -Hans Welbergen- Realtor, 6985 Wallace Rd. Orlando 32819.
Tel. (407)701-6814 Fax (407)352-9277 Email:hans@orlandoresidence.com Web: www.orlandoresidence.com

## Tenant Selection Criteria

- Your application will not be processed without the correct funds
- All applicants over the age of 18 and co-signatories must submit a **fully completed, dated and signed application ,a nonrefundable \$50 application fee, and two forms of identity** . Applicant may be required to be approved by the condo/homeowners association and may have to pay an additional application fee.  
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 history is required.
- Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years. We will not provide you with the credit report or tell you of its contents but will provide you with the name of the credit reporting agency so you may receive a free copy.
- Self-employed applicants may be required to show 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 for a rental unit.
- Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
- Your rental history report must show timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no bad checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
- No pets (with the exception of medically necessary pets) 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 and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
- We reserve the right to require a higher security deposit and or additional prepaid rent. Non-United States citizens will be required to pay additional deposits.
- We require a holding or good faith deposit equal to one month rent to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease within one month the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the first month rent.
- Any exceptions to these criteria will need to be submitted in writing for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, co-signers, and/or additional advance rent payments may be required.
- Our policy is to report all non-compliance's with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau.

**Print name:**

**Initial here for acknowledgment :**