

# APARTMENT RENTAL APPLICATION

---

## BASIC RENTAL CRITERIA

- All applicants must be at least eighteen (18) years of age or older.
- Applicant must have verifiable current employment or income with a gross monthly income of at least one and a half (1.5) times the rental rate (\$1500).
- Any and all adults must complete a rental application, pay an application fee of **\$45.00**, be listed on the lease as a resident, and have full liability to fulfill all terms and conditions of the lease. **Please remit payment in form of check or money order only to: Grand Oaks Apartments of NSB, 1331 Saxon Dr. #122, New Smyrna Beach, FL 32169**
- Roommates must each have a gross monthly income of at least one (1) times the rental rate (\$1000), and they must each fill out an application and pay an application fee and meet qualification criteria.
- The non-refundable application fee must be paid before the approval process can begin.
- A Lease Guarantor will be accepted on behalf of full time students and for persons with no prior rental or credit history. A Lease Guarantor must complete a Lease Contract Guaranty and pay an application fee. Income requirement for a co-signer is three (3) times the rental amount (\$3000).
- Applicants must consent to a background and criminal investigation search. Criminal charges and/or convictions may be grounds for denial.
- **MAXIMUM OCCUPANCY STANDARDS:**

2 Bedroom has a maximum occupancy of four (4) persons

I have read and agree to the above rental criteria requirements.

---

(Applicant Signature)

---

(Dated)

## **RENTAL SCREENING APPLICATION**

### **LANDLORD INFORMATION**

**Landlord Name:** Grand Oaks Apartments of NSB  
**Landlord Address:** 1800 Vics Way  
**Landlord City, State, ZIP Code:** New Smyrna Beach, Florida 32168  
**Landlord Telephone:** 1.800.938.8567  
**Landlord Email:** grandoaksapartmentsnsb@gmail.com

### **RENTAL PROPERTY INFORMATION**

**Rental Property Name:** Grand Oaks Apartments of NSB  
**Property Address:** 1800 Vics Way  
**Landlord City, State, ZIP Code:** New Smyrna Beach, Florida 32168  
**Number of Bedrooms:** Two (2) Bedroom Unit

### **APPLICANT INFORMATION**

**Applicant Name:** \_\_\_\_\_  
**Date of Birth:** \_\_\_\_\_  
**Social Security Number:** \_\_\_\_\_  
**Current Address:** \_\_\_\_\_  
\_\_\_\_\_  
**Phone Number:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_  
**How long at current address?** \_\_\_\_\_  
**Current Landlord:** \_\_\_\_\_  
**Landlord Phone Number:** \_\_\_\_\_  
  
**Previous Address:** \_\_\_\_\_  
\_\_\_\_\_  
**How long at previous address?** \_\_\_\_\_  
**Previous Landlord:** \_\_\_\_\_  
**Landlord Phone Number:** \_\_\_\_\_  
**Previous Landlord:** \_\_\_\_\_  
**Landlord Phone Number:** \_\_\_\_\_

### **APPLICANT EMPLOYMENT HISTORY**

**Current Employer:** \_\_\_\_\_  
**Current Supervisor Name:** \_\_\_\_\_

**Current Employer Address:** \_\_\_\_\_  
\_\_\_\_\_  
**Current Employer Telephone:** \_\_\_\_\_  
**Position Held:** \_\_\_\_\_  
**Period of Time Employed:** \_\_\_\_\_

**Previous Employer:** \_\_\_\_\_  
**Previous Supervisor Name:** \_\_\_\_\_  
**Previous Employer Address:** \_\_\_\_\_  
\_\_\_\_\_  
**Previous Employer Telephone:** \_\_\_\_\_  
**Previous Position Held:** \_\_\_\_\_  
**Period of Time Employed:** \_\_\_\_\_

### **FINANCIAL HISTORY**

**Applicant Monthly Income:** \_\_\_\_\_

### **FAMILY OR ROOMMATE INFORMATION**

<b>Name of Person</b>	<b>Relationship to Applicant</b>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### **PERSONAL REFERENCES**

<b>Name:</b> _____	<b>Relationship:</b> _____
<b>Years Known:</b> _____	<b>Phone Number:</b> _____
<b>Name:</b> _____	<b>Relationship:</b> _____
<b>Years Known:</b> _____	<b>Phone Number:</b> _____
<b>Name:</b> _____	<b>Relationship:</b> _____
<b>Years Known:</b> _____	<b>Phone Number:</b> _____

### **VEHICLE INFORMATION**

**Vehicle Make:** \_\_\_\_\_ **Vehicle Model:** \_\_\_\_\_  
**Year:** \_\_\_\_\_ **License Plate:** \_\_\_\_\_ **State:** \_\_\_\_\_

**Vehicle Make:** \_\_\_\_\_ **Vehicle Model:** \_\_\_\_\_  
**Year:** \_\_\_\_\_ **License Plate:** \_\_\_\_\_ **State:** \_\_\_\_\_

### **PERSONAL HISTORY**

**Do you smoke?** Yes No  
**Have you ever been evicted?** Yes No  
If yes, when and why?

\_\_\_\_\_

**Have you ever declared bankruptcy?** Yes No  
If yes, when and describe:

\_\_\_\_\_

**Have you ever been convicted of a crime?** Yes No  
If yes, when and describe:

\_\_\_\_\_

### **EMERGENCY CONTACT**

**Name:** \_\_\_\_\_ **Relationship:** \_\_\_\_\_  
**Phone Number:** \_\_\_\_\_

### **APPLICANT CERTIFICATION**

I, \_\_\_\_\_, certify that the information provide in this Rental Application is true and correct to the best of my knowledge as of the date set forth below. I acknowledge that the Landlord shall rely on the information contained herein and I authorize the Landlord to verify any or all information provided.

\_\_\_\_\_  
(Signature of Applicant)

\_\_\_\_\_  
(Dated)

### **FAIR HOUSING DISCLOSURE**

The Fair Housing Act of 1968, as amended by the Fair Housing Act Amendments of 1988, prohibits discrimination in housing based on race, color, national origin, religion, sexual orientation, handicap, or familial status. Except as permitted by the Housing for Older Persons Act of 1955, we are committed to complying with the letter and spirit of the laws which administers compliance with the fair housing laws in the United States Department of Housing and Urban Development.

## DISCLOSURE AND AUTHORIZATION FOR BACKGROUND INVESTIGATION

I hereby authorize, **Grand Oaks Apartments of NSB**, the Landlord to whom I am making the Rental Application, to obtain a consumer and background report. A "consumer and/or background report" includes any information as to my cred worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living. I understand this consumer or background report may include inquiries regarding my work history, personal financial status and credit history, court records, including criminal conviction record, as permitted by law, driving history, and references from professional and/or personal associates. I further understand and agree that a consumer report may be obtained at any time, and any number of times, as the Landlord in their sole discretion determines necessary before, during or after the acceptance of the Rental Application.

I hereby authorize all previous employers, landlords, educational institutions, consumer reporting agencies and other persons or entities having information about me to provide such information to **Grand Oaks Apartments of NSB**. I further fully release **Grand Oaks Apartments of NSB**, his or her employees, officers, agents, successors and assigns, and all other parties involved in this background investigation, including but not limited to investigators, credit agencies and those companies or individuals who provide information to **Grand Oaks Apartments of NSB** concerning me, from any claims or actions for any liability whatsoever related to the process or results of the background investigation.

I understand that I can receive a free copy of any credit report requested by **Grand Oaks Apartments of NSB** about me at the same time the report is provided to **Grand Oaks Apartments of NSB**.

I hereby state that I **wish to / do not wish to** receive a copy of any credit report requested. *(please circle one)*

I understand that approval of my Rental Application maybe contingent upon the outcome of my background check, and that this Disclosure Authorization is not meant as an approval of the Rental Application.

I have received and read the "Disclosure" regarding **Grand Oaks Apartments of NSB's** right to procure a consumer and/or background report.

---

(Signature of Applicant)

---

(Dated)

---

Applicant Name

---

Social Security Number

---

Driver's License Number

---

State of Issue

**Current Address:**

**Previous Address:**

---

---

---

---

---

---