



Property Address _____
Monthly Rent _____ Move-In Date _____
Application Fee _____ Pet Fee _____ R NR
Today's Date _____

Rental Application

Completed application should be submitted with a copy of your driver license.
Application fee is \$40 per individual or \$75 for a married couple.

1. Applicants Name _____ Marital Status _____ DOB _____
Phone # _____ Work # _____ SS# _____
Email: _____ Driver License # _____

2. Applicants Name _____ Marital Status _____ DOB _____
Phone # _____ Work # _____ SS# _____
Email: _____ Driver License # _____

• Other Occupants (Children and Dependents under 18)

Name	Date of Birth	Relationship	Name	Date of Birth	Relationship
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

• Vehicles

Year	Make	Model	Year	Make	Model	Year	Make	Model
_____	_____	_____	_____	_____	_____	_____	_____	_____

• Resident History

Present Address _____
Dates: From ___ - ___ - ___ To ___ - ___ - ___ Monthly Payment \$ _____ Rent / Own (Circle)
Present Landlord/Resident Mgr/Mortgage Company _____ Phone _____
Reason For Moving _____ Moving From: Apt./ Condo/ Home/ Townhouse/ Othr (Circle)

Previous Address _____
Dates: From ___ - ___ - ___ To ___ - ___ - ___ Monthly Payment \$ _____ Rent / Own (Circle)
Present Landlord/Resident Mgr/Mortgage Company _____ Phone _____
Reason For Moving _____ Moving From: Apt./ Condo/ Home/ Townhouse/ Othr (Circle)

• Employment

Applicant #1 Employer _____ Employed Since ___ - ___ - ___ Position _____
Business Address _____ Business Phone # _____ Supervisor _____
Previous Employer _____ Employed Since ___ - ___ - ___ Position _____
Business Address _____ Business Phone # _____ Supervisor _____
Applicant #2 Employer _____ Employed Since ___ - ___ - ___ Position _____
Business Address _____ Business Phone # _____ Supervisor _____

• Pets

Do you own any pets? _____ If so, how many? _____ Breed _____ Weight _____ Age _____
Breed _____ Weight _____ Age _____

INCOME

Total anticipated income from date of move-in through the next 12 months

Monthly Salary (including fees, tips, commission and bonuses)	_____
Monthly Salary (Spouse)	_____
Additional Income (Child support, Alimony, Gov't Assistance, etc.)	_____
Total Income	_____

APPLICATION FEE: Applicant has submitted the application fee listed above which is a nonrefundable payment for a credit check, background screening and processing charge of this application. Such fee is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing application as furnished by the applicant; any false information will constitute grounds for rejection of application. The undersigned warrants and represents the information on this rental application to be true and correct.

DEPOSIT: If my application is accepted, I understand the security deposit (Pet and Premises) will become my refundable security deposit upon meeting the terms of the lease rules and regulation. If, for any reason management/landlord decides to decline my application, then management will refund this good faith deposit and the nonrefundable fees, excluding the application fee, to me in full. If this application is approved and I fail to occupy the premises on the agreed upon date, except for delay caused by construction or the holding over of a prior resident, I understand that management will assess damages against the deposit for the amount of rental lost or any expenses incurred due to my cancellation. As these costs are difficult to ascertain, I agree to forfeit the refundable portion of the security deposit (premises only) as liquidated damages for the home I agreed to occupy.

TITLE VIII of the CIVIL RIGHTS ACT OF 1966 and subsequent amendments make discrimination based on race, color, religion, sex, familial status, or national origin illegal in connection with the rental of most housing. The Federal agency which administers compliance with this law concerning this company: Department of Housing and Urban Development.

EQUAL CREDIT OPPORTUNITY

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this law concerning this company: Equal Credit Opportunity, Federal Trade Commission, Washington, D.C. 20580.

CONSUMER AUTHORIZATION TO OBTAIN CONSUMER REPORT

I hereby authorize REMAX EXPERTS to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release RE/MAX EXPERTS, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.

Application Fee: A non-refundable application fee shall be paid with each application. Each occupant over the age of 18 must complete an application and meet the credit scoring, rental/mortgage verification and income requirements.

Security Deposit: A security deposit in accordance with the Lease will be required. This payment must be in the form of a money order or cashier's check made payable to the **REMAX EXPERTS**.

Identity and Age Verification: Government issued photo identification will need to be presented by all applicants. All applicants must be at least 18 years of age.

Application Declined: If the application is declined, the applicant will be notified and the security deposit, if collect, will be refunded. The application fee is **non-refundable**. If your application is declined or is accepted with conditions, you may request a copy of your application. An applicant declined for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

Income Verification: If your application is accepted or accepted with conditions, verification of income may be required. Acceptable forms for verification are two most recent pay stubs, three most recent bank statements or a W2 form. If currently seeking employment, bank statements showing a balance at least equal to the full rental amount due under the lease for three consecutive months. If we are unable to verify your income or your income is contrary to your application, acceptance of your lease application will be withdrawn. **Applicants must make three times the monthly rent** to qualify as shown in recent pay stubs and/or bank statements.

Occupancy Standards: No more than two occupants shall be permitted per bedroom in each floor plan. One bedroom – no more than two occupants: two bedrooms – no more than four occupants: three bedrooms – no more than six occupants.

Rental/Mortgage History Verification: If a current mortgage appears on the credit report and is in good standing, and a house is being sold, documentation of this transaction may be required. If the applicant is keeping this house, the income requirement of 3 times the rent will apply and will include the amount due on the mortgage payment. An application will automatically be declined if an applicant has more than two late payments, has a collection or currently owes money to another apartment community, an eviction or a foreclosure.

Scoring of your Credit Report: We use MAF Background Screening for the applicant screening process, which uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill-payment history, the number and type of accounts that have late payments, collections actions, outstanding debt, and the age of your accounts. **A credit score of 600 or better is required. Based upon your credit score, your application will be accepted, declined or accepted on the condition that an additional security deposit is paid.** Falsification of any information provided on the application will automatically deny your right to residency. **Unless bankruptcy has been discharged application will not be approved.**

Criminal Background Search: If your application is accepted or accepted with conditions, a criminal background search will be conducted on each occupant including all persons 18 years of age and older. A felony conviction will result in an application not being approved. An applicant may be accepted with misdemeanor convictions unless the conviction constituted a direct threat to the health or safety of other individuals or resulted in substantial physical damage to the property of others.

Eviction Search: We conduct a state and national database search for active and dismissed evictions. Search will be conducted on each occupant over 18. Applicants may not have an eviction on their record. If an eviction is found tenant may be asked to provide copy of dismissed eviction action.

The undersigned warrants and represents the information on this rental application to be true and correct. All persons and/or firms named may freely give any requested information concerning me and I hereby waive all right of action for any consequence resulting from such information. The undersigned applicant(s) hereby authorizes the manager to release any and all information contained in this application on behalf and for the benefit of the undersigned applicant(s).

Please sign below that you have read and understand the criteria stated above as established by REMAX EXPERTS:

Applicant's Signature

Co-Applicant's Signature



LANDLORD REFERENCE

Landlord Name: _____

Landlord Phone: (____) _____ Landlord Fax: (____) _____

_____ has applied for residency with REMAX EXPERTS in Lakeland, FL. As part of our processing, we require one (1) year resident history from their current/previous landlord.

We ask that your current landlord complete the following:

Dates of Residency: from _____ to _____

Monthly Rent: _____

Was Rent ever late? Yes _____ No _____ If yes, please explain: _____

Any Insufficient Funds? Yes _____ No _____ If yes, please explain: _____

Are they or have they ever been evicted? Yes _____ No _____

Would you rent to them again? Yes _____ No _____

Landlord's Signature

Print Name

Thank you for your prompt attention to this matter. Please fax the completed form to our office at **(863) 802-1832**.

Respectfully Submitted,
Jake Bellamy - Property Manager

RESIDENT AUTHORIZATION

I hereby authorize my current landlord referenced above to release this information to EXPERTS PROPERTY MANAGEMENT. I also understand that this information will be used to determine my eligibility as a Resident.

Applicant's Signature

Date



EMPLOYMENT VERIFICATION

Employer Name: _____

Employer Phone: (____) _____ Employer Fax: (____) _____

_____ has applied for residency with EXPERT PROPERTY MANAGEMENT in Lakeland, FL. As part of our processing, we require one (1) year employment history from their current/previous employer.

We ask that your current employer complete the following:

Dates of Employment: from _____ to _____

Position Held / Job Title: _____

Base Income: \$ _____ weekly | monthly | annually (circle one)

Overtime: \$ _____ weekly | monthly | annually (circle one)

Other (tips, commissions, bonus, etc.) \$ _____ weekly | monthly | annually (circle one)

Employer's Signature

Print Name

Thank you for your prompt attention to this matter. Please fax the completed form to our office at **(863) 802-1832**.

Respectfully Submitted,

Jake Bellamy - Property Manager

RESIDENT AUTHORIZATION

I hereby authorize my current employer referenced above to release this information to REMAX EXPERTS. I also understand that this information will be used to determine my eligibility as a Resident.

Applicant's Signature

Date