

RENTAL APPLICATION

Neatly complete All information below. All applicants over the age of 18 must complete and sign their own application. There is a NON-REFUNDABLE \$60 application fee for single applicant, and \$100 application fee for a married couple. If applicant's employer requires a fee for employment verification, applicant will be responsible for additional fees.

Payment in the form of cashier's check or money order payable to CLASSIC HOMES REALTY, INC.

Rental Address: _____ Date Lease to Begin: _____

Monthly Rent: \$ _____ Security Deposit: \$ _____

Primary Applicant: _____ Phone _____ D.O.B. _____

Social Security# _____ Drivers License# _____ State _____

Email Address: _____ (optional) Other Phone #: _____

Current Address: _____ City _____ State _____ Zip _____

Current Landlord Name: _____ Phone # _____

Month/Year Moved in: _____ Rent: \$ _____ Reason for Leaving: _____

Previous Address: _____ City _____ State _____ Zip _____

Previous Landlord Name: _____ Phone # _____

Month/Year Moved in: _____ Rent: \$ _____ Reason for Leaving: _____

Number of Children _____ Names & Ages: _____

Auto Yr. _____ Make _____ Model _____ State License Plate# _____

Present Employer _____ Position _____

Phone # _____ How long at this job _____

Monthly Income: _____ Other income/Source _____

Number of Pets _____ Type of Pets _____

Have you ever been party to an eviction? [] Yes [] No Reason _____

Applicant Spouse: _____ D.O.B.: _____ Phone #: _____

Social Security #: _____ Drivers License# _____ State _____

Email Address: _____ (optional) Other Phone #: _____

Current Address (if different from initial applicant): _____

Previous Address (if different from initial applicant): _____

Present Employer _____ Position _____

Phone # _____ How long at this job _____

Monthly Income: _____ Other income/Source _____

Auto Yr. _____ Make _____ Model _____ State License Plate# _____

- 1 - Initials: _____

Personal References (not related to applicant):

Name: _____ Yrs. Known _____ Relationship _____ Phone Number _____

Name: _____ Yrs. Known _____ Relationship _____ Phone Number _____

Name: _____ Yrs. Known _____ Relationship _____ Phone Number _____

Total Number of Adults _____ Total number of children living with you under the age of 18 _____

Names and relations of all other applicants _____

I affirm that all the information given on the application is true, accurate, complete and correct and agree that if this is not so, my application may be denied or my lease will be held in default and I could be subject to eviction.

Applicants Signature: _____

Date: _____

Co-Applicant Signature: _____

Date: _____

**AUTHORIZATION
Release of Information**

I authorize an investigation of my credit, tenant history, banking and employment for the purposes of renting a house, apartment, or condominium from this owner/manager to be completed by Classic Homes Realty, Inc.

Name (please print)

X _____
Signature

Date

Name (please print)

X _____
Signature

Date

Tenant Selection Criteria

Anyone over the age of eighteen (18) will be required to submit a completed, signed and dated application and fee. A **non-refundable** application fee of **\$60.00** is required for the initial application for a single individual, **\$100.00** for a married couple. **(Monies must be in Cashier's Check or Money Order)**

Applicants must have a combined gross income of at least three (3) times the monthly rent. All income must be verified in writing, applicant may provide recent pay stubs, or tax returns for the most recent two years if self-employed. A minimum of two years of residential history is required.

Credit history and or Civil Court records must not contain judgments, eviction filings, utility collections, liens or undisclosed bankruptcy within the past three (3) years. Included on your credit report is a "credit score". Your score must be **600** or higher. A score of less than 600 does not indicate automatic denial of tenancy. All information collected for the approval or denial of this application is considered confidential in nature and for company use only. We reserve the right to require a co-signer and or a higher security deposit. Co-signers are accepted at the managers discretion only, must meet all requirements, and must reside in the State of Florida.

Self-employed applicants may be required to produce upon request two (2) years of signed tax returns or IRS 1099 forms. Non-employed applicants must provide proof of income, such as bank statements, etc.

If you have been convicted of a felony within the past seven (7) years, this is cause for denial of application. Applicant must not have a felony record that was adjudicated guilty or had adjudication withheld for the past seven (7) years, or any conviction of any length of time for any drug related, sexual related, murder related or arson related crime.

Valid current photo ID documentation (driver's license, military ID, or State ID) is required. In some cases we also take a copy of the Social Security card.

Rental history must be rated satisfactory or better, with no record of evictions or eviction filings. Previous rental history from previous landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no non-sufficient checks, and no damage to rental property or failure to leave the property clean and without damage when you left the property.

Current occupancy standards are a maximum of 2 persons per bedroom, except for infants under 4 years of age. However, some city and county municipalities and/or homeowners associations prohibit more than two (2) unrelated adults to reside in a single-family dwelling unit. Consequently, Classic Homes Realty, Inc. also prohibits the rental of a single family dwelling to more than two (2) unrelated adults.

No pets (with the exception of medically necessary pets) of any kind are permitted without the specific written permission of Classic Homes Realty, Inc. and an additional **\$300.00 non-refundable pet fee**. Some properties may require higher fees or higher rent amounts. If a higher fee or rent amount is required; you will be notified at the time of the application. The following pets will not be accepted under any circumstances, GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, ROTWEILLERS and AKITAS. Violation to this policy would constitute a violation of the lease terms, and shall constitute an immediate termination of the lease. We reserve the right to request Veterinarian proof of the dog's mix.

Some Homeowner and Condominium Associations may require a separate application. If such is the case, you must also apply separately to the respective association and approval by the homeowners or condo association is a necessary prerequisite prior to occupancy.

Any exceptions to these criteria will need to be submitted in writing to Classic Homes Realty, Inc. for consideration. However, if approval is then given for such exceptions, additional security deposit, and co-signers and/or additional "higher" rent may be required.

Lease Term – Our standard lease term is for the period of one year. It should be brought to the Associates attention prior to the start of the approval process should you require a term of less than one year, as the owner of the property must agree to a shorter term.

Required Funds

Initial Deposit – If approved, an initial deposit equal to one (1) month's rent is required within 48 hours of approval, and will hold the rental property off the market for up to 30 days. This deposit will be credited as your security deposit upon move in. **The deposit is non-refundable, should you choose to not move in.**

- 3 -Initials: ___ ___

Balance of Funds – Prior to day of move-in, balance of funds, including the first months rent, any pro-rations and a pet fee when applicable, will be due in the form of a **Cashier's Check or Money Order**.

Regardless of the occupancy date we will always collect a full month's rent. If move in date is in the middle of the month, we will collect first month's rent and the pro-rated amount for the half month.

Cable Collection – May be applicable depending on the complex you will be renting in. Cable fees vary by complex. Your leasing consultant/agent will inform you as to the monthly cable fee to be added to the monthly rental payment.

All funds received will be **deposited in a non-interest** bearing escrow account on your behalf.

FAILURE TO PERFORM

I (we) agree to enter into a lease for the rental unit upon the terms outlined above. I (we) agree that I (we) have toured, previewed and seen the rental unit being applied for and that I (we) are accepting it in "AS IS" condition. If I (we) do not deliver deposit within 48 hours of notification of approval, then Classic Homes Realty, Inc. may rent or lease the property to another party and all application fees paid herewith shall be forfeited.

Applicants Signature: _____ Date: _____

| Co_Applicant Signature: _____ Date: _____