

APPLICATION TO RENT

(All co-residents must submit a separate application except married couples.)



Property Manager: _____

www.orlandolease.com

PROPERTY ADDRESS APPLIED FOR:

APPLICANT FULL LEGAL NAME		Social Sec. No.	Date of Birth	Phone No.
Name of Spouse		Social Sec. No.	Date of Birth	Phone No.
E-Mail Address		List all other persons to occupy premises		
Present Address		City	State	Zip
Present Landlord/Apartment Community/ Mortgage Co.		Monthly Rent/Mortgage	Phone	
Previous Address		City	State	Zip
Previous Landlord/Apartment Community/Mortgage Co.		Previous Monthly Rent	Phone:	
Make/Year of Car (1)	License No.	State	Applicant's Driver's License No.	State
Make/Year of Car (2)	License No.	State	Applicant's Driver's License No.	State
Other Vehicles/Vans/trucks/Boats		Pet Type(s) Photograph required		Weight(s)
Employment References Employer (applicant)		Address:		Phone:
Position/Type of Work:		How Long?		Monthly Income:
Previous Employer:		Address:		Phone:
Position/Type of Work:		How Long?		Monthly Income:
Employer (spouse)		Address:		Phone:
Position/Type of work:		How Long?		Monthly Income:
Previous Employer:		Address:		Phone:
Position/Type of Work:		How Long?		Monthly Income:
OTHER INCOME/ALIMONY/CHILD SUPPORT				Amount Paid or received:
BANK: Account No.		Address:		Phone:
PERSONAL REFERENCE Name:		Address:		Phone:
In emergency, notify:		Relationship:	Address:	Phone:

Why are you leaving present residence? _____
 Have you ever been evicted? _____ Have you ever broken a lease agreement? _____ If so, why? _____
 Have you ever been sued for non-payment of rent or damages to rental property? _____ Have you ever been convicted of a felony? _____
 HOW WERE YOU REFERRED TO US? _____

PREMIER MANAGEMENT GROUP, INC., as a Registered Real Estate Broker, is acting as the Owner's agent and representative. Pursuant to Florida Administrative code Rule 213.003 (2) you are advised that **PREMIER MANAGEMENT GROUP, INC.**, 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.

AUTHORIZATION TO VERIFY INFORMATION: Applicant(s) represent that the above statements are true and complete and hereby authorize verification of any and all information including release of information by any financial institution, employer (present and former) and landlord (present and former). Applicant(s) acknowledge that false information herein may constitute grounds for rejection of this application, termination of the right of occupancy and/or forfeiture of deposits and may constitute a criminal offense under state law.

APPLICATION DEPOSIT AGREEMENT: Applicant(s) have tendered a good faith deposit (hereinafter referred to as "Holding Deposit") in the amount of \$_____ in consideration of Owner taking the dwelling off the market while considering approval of this Application. If Applicant(s) are approved, the Holding Deposit paid shall be credited to the security deposit and applicant(s) must make arrangements within 48 hours to sign the lease agreement and other documents. **If Applicant(s) are approved and fail to promptly enter into a Lease Agreement for the property, the Holding Deposit will be retained by Property Manager & Owner and considered forfeited.** The Holding Deposit will be refunded only if the Applicant is not approved. Unless the Holding Deposit is made in the form of a money order or local cashier's check, the Holding Deposit will not be refunded until the check has cleared. **KEYS WILL BE FURNISHED** only after the Lease Agreement and other rental documents have been properly executed by all parties and all applicable rent/security/pet/last month rent deposit payments have been made. **Security deposits, Holding Deposits and First Month's Rent payments shall be paid in the form of form of cashier's check or money order(s).**

APPLICATION FEE: Applicant(s) acknowledge that the \$50.00 Application Fee is not refundable. It is also understood that this Application is preliminary only and does not obligate Owner or Owner's Agent to execute a Lease or deliver possession of the premises. **The Application fee is \$50.00 per person regardless of marital status, roommates, Etc. Applications will not be processed until the application fee(s) have been paid.**

I acknowledge reading the Resident Selection Criteria on the back of this form.

DATE: _____

Anticipated Move-In: _____

Lease Term: _____

Applicant Signature _____

Applicant/Spouse Signature _____

Received BY: _____

Approved By: _____

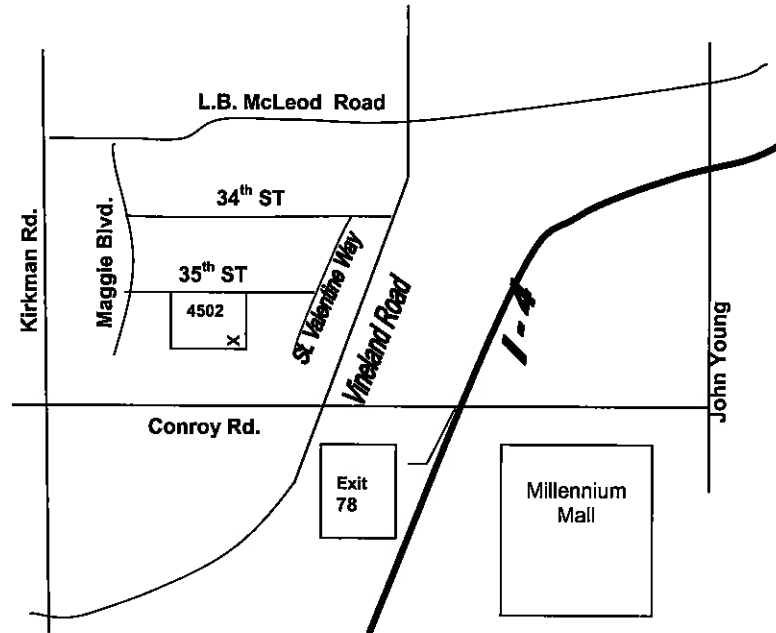
Date: _____

Photo ID'd _____

Separate checks required for application fee(s) and holding deposit.

Application Fee (\$50.00 per adult)	\$ _____
MUST BE PAID WITH APPLICATION	
DUE ON OR BEFORE OCCUPANCY:	
Rent	\$ _____
Security Deposit	\$ _____
Additional Security	\$ _____
Pet deposit/Fee	\$ _____
Holding Deposit Paid	\$ _____
Total Due before move-in	\$ _____

We are located in Suite 200 of the 35th St Executive Suites Building in the 33rd St Industrial Park. Our new office is located on the left side rear of the 35th St Executive Suites Building. There is a drop slot in our front door for your after hours convenience.



4502 35th St, Suite 200, Orlando, FL 32811

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 of \$50.00 will be required for each adult applicant who may co-sign and/or plans to occupy the rental property.** 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. 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 rental history is required.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
4. 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.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. 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", "nolle prosequere", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
7. 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.
8. 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 and/or an additional pet deposit or additional security deposit. **Photograph required of Pet(s).** (Photograph of pet can be e-mailed to Property Manager) Fees and deposits are waived for medically necessary pets.
9. 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.
10. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
11. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
12. 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.
13. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent 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.
14. 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.

Please note: You can view and download sample lease forms from our website at www.orlandolease.com for your review.