

## APPLICATION FOR RESIDENCY - REQUIREMENTS

All Intended Occupants must complete, submit and make full payment for Application(s) and be approved for occupancy. All applications must be filled out completely

Application Fee of \$45.00 per application must be paid prior to application being processed through a third party screening company.

Application Fees are to be Paid by Money Order or Certified Funds Only - PERSONAL CHECK or CASH WILL NOT BE ACCEPTED.

Incomplete Applications will not be processed or approved.

Applicant Represents all statements and representations on the application are true and complete.

Applicant Authorizes Verification of all information, references and credit records.

Applicant Understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made.

Applicants Agree that False, Misleading or Misrepresented Information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any.

Applicant Authorizes Verification of all information by the Landlord and or Management Company.

Applicant has the Right to make a written request within a reasonable period of time to receive additional information about this investigation.

The Application Fee is a NON REFUNDABLE APPLICATION FEE

HOLDING FEE - A Holding Fee will be paid in consideration for taking the dwelling off the market while the application is being processed.

HOLDING FEE - Holding Fee will be paid by Money Order or Certified Funds Only - PERSONAL CHECK or CASH WILL NOT BE ACCEPTED

If applicant is approved by Landlord and/or Management and the lease is entered into and possession of the rental unit is taken, the "HOLDING FEE" shall be applied toward the security/damage deposit. If applicant is approved, but fails to enter into the lease within 3 days of verbal and/or written approval and/or take possession after lease signing, the FULL "HOLDING FEE" shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease if the lease has been signed by the applicant.

HOLDING FEE shall be refunded only if applicant is not approved.

PET(S) - All Pets must be approved. Pet Application must be processed & Pet Fees paid prior to Lease Execution.

KEYS & POSSESSION will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rents and security deposits have been paid. The application is preliminary only and in no way implies that a particular rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises. All occupants 18 years of age and older must apply and be approved for residency.

Application Fee of \$45.00 per application must be paid prior to application being processed through a third party screening company.

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

## APPLICATION FOR RESIDENCY

**FILL OUT FORM COMPLETELY**

Property Address Applying For \_\_\_\_\_

Applicant Name (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (Middle Initial) \_\_\_\_\_

Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_ Social Security Number \_\_\_\_\_ Drivers Lic. Number \_\_\_\_\_ St. \_\_\_\_\_

Total Number Applicants \_\_\_\_\_ Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Have You Ever Been Evicted? Yes or No \_\_\_\_\_ Do You Have Any Pets? Yes or No \_\_\_\_\_ Are You Currently Renting? Yes or No \_\_\_\_\_ Do You Own Your Home? Yes or No \_\_\_\_\_

Current Address \_\_\_\_\_ City \_\_\_\_\_ St. \_\_\_\_\_ Zip \_\_\_\_\_

Landlord Name \_\_\_\_\_ Phone \_\_\_\_\_ Address \_\_\_\_\_

Mortgage Company \_\_\_\_\_ Phone \_\_\_\_\_

Have you, or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense? Yes or No \_\_\_\_\_ If Yes Explain \_\_\_\_\_

**EMPLOYMENT & INCOME INFORMATION**

Are You Employed? Yes or No \_\_\_\_\_ Present Employer \_\_\_\_\_ Phone \_\_\_\_\_

Employment Address \_\_\_\_\_ City \_\_\_\_\_ St. \_\_\_\_\_

Job Title or Position \_\_\_\_\_ How long have you been employed here? \_\_\_\_\_ Starting Date \_\_\_\_\_ Monthly Income \$ \_\_\_\_\_

Additional Income Source \_\_\_\_\_ Monthly Amount \$ \_\_\_\_\_

**ADDITIONAL INFORMATION**

Minors Occupants Name \_\_\_\_\_ Age \_\_\_\_\_ Name \_\_\_\_\_ Age \_\_\_\_\_

Additional Occupants \_\_\_\_\_ Age \_\_\_\_\_ Name \_\_\_\_\_ Age \_\_\_\_\_

Automobile Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Year \_\_\_\_\_ Tag \_\_\_\_\_ St. \_\_\_\_\_

Automobile Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Year \_\_\_\_\_ Tag \_\_\_\_\_ St. \_\_\_\_\_

Bank Reference \_\_\_\_\_ Address \_\_\_\_\_ St. \_\_\_\_\_ Zip \_\_\_\_\_

Applicant represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the above information, employment, income, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and or Management Company. Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation. For consideration of taking the dwelling off the market while the application is being processed the applicant must pay a **HOLDING FEE**. If applicant is approved by Landlord and/or Management and the lease is entered into and possession of the property is taken the **"HOLDING FEE" shall be applied toward the security/damage deposit**. If applicant is approved, but fails to enter into the lease within 3 days of verbal and/or written approval and/or take possession after lease signing, the **FULL "HOLDING FEE"** shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease if the lease has been signed by the applicant. The **"HOLDING FEE"** shall be refunded only if applicant is not approved. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises. Rentals are not first Come First Served.

I Have Read All Pages of the Application and Agree to the Provisions Stated. Applicant Hereby Authorizes Release of Rental History by Current or Previous Landlord or Mortgage Company.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

**RESIDENTIAL SCREENING AUTHORIZATION FORM**  
**AccuData Inc,**

(Please Print) Name: \_\_\_\_\_ Sex: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

I give my authorization to this landlord, AccuData Inc, or any party or agency contacted by this landlord to obtain and verify the above information, concerning a credit report, criminal records, motor vehicle and other history. I understand that inquiries may be made to various federal and state agencies, employers, and references.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

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(AccuData Inc. client information only)

**Company Name:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_

**Tel#:** \_\_\_\_\_ **E-mail or Fax# (for results):** \_\_\_\_\_

**Type of Screening Requested** (please circle)

**Package:** 1 2 3 4 **Other Services:** A B C D E F G H I J

\* Package 5+ form available upon request

## PET APPLICATION

Property \_\_\_\_\_ Tenants \_\_\_\_\_

Pet Fee \$ \_\_\_\_\_ Pet Type \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_

Name \_\_\_\_\_ Weight \_\_\_\_\_ Temperament \_\_\_\_\_ Indoor Pet \_\_\_\_\_

Outdoor Pet \_\_\_\_\_ Neutered / Spayed \_\_\_\_\_ Declawed \_\_\_\_\_ House Broken \_\_\_\_\_

Leash Trained \_\_\_\_\_ Crated \_\_\_\_\_ Tagged \_\_\_\_\_ Licensed \_\_\_\_\_

How long have you owned pet \_\_\_\_\_ Vaccination Records Provided \_\_\_\_\_

Health Issues \_\_\_\_\_

Veterinarian \_\_\_\_\_ Phone \_\_\_\_\_

Three (3) Photos required: Head Shot, Left Side, Right Side.

Email Photos & Vaccination Records to JackMcSwain@email.com

### Tenant Acknowledges:

- Current Vaccination records must be provided.
- Dogs will be scrutinized utilizing a Dangerous Breed List.
- All pets must be approved prior to being allowed on the property or in the structure.
- Only pets on this application are allowed on the property or in the structure.
- Temporary pets are not allowed – this includes “pet sitting” for any other person(s).
- Pets must be kept on a leash at all times while outside the structure.
- Pets are not allowed to run loose at any time.
- Pets are not be tied or kept outside doors, in hallways, on balcony or lanais, if applicable.
- In the event any pet has offspring, Tenant(s) will be in immediate breach of this agreement.
- All Pet(s) must weigh under the weight limit of \_\_\_\_\_ lbs. at all times.
- Tenant may be assigned a designated area to walk pets.
- Tenant is responsible for immediately clean up after pets.
- Tenant will be responsible for full cost of all exterminating required due to pet(s).
- Tenant will be responsible for full replacement and/or repair cost of carpet, walls, blinds, flooring or any other damages, interior or exterior, to the property in any way caused by pet(s).

Tenant(s) agree that approval or denial of all pets(s) is at the sole discretion of landlord or agent of the landlord. Landlord, owner or agent reserves the right to withdraw consent at any time by giving the Tenant(s) 7 days written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other tenants(s) or employees of owner or agent. In the event the pet(s) are not removed after notice, Tenant(s) will be subject to eviction. Tenant(s) agree that keeping a pet on the premises is a revocable privilege and not a right. Tenant(s) agree to fully indemnify the Landlord, owner or agent for any damages arising out of injury to another person or to another pet by the pet(s).

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

# Dangerous Breed List

Pit Bulls & Staffordshire Terriers, pit and/or bull & terrier mixes

Doberman Pinschers

Rottweilers

German Shepherds

Chows

Great Danes

Presa Canarios

Cane Corso

Mastiff

Akitas

Great Danes

Alaskan Malamutes

Siberian Huskies

German Shepherds

Wolf-hybrids

Or a mix of any of the above

This Dangerous Breed List is not compiled by the Broker. The List is compiled by the recommendations of insurance carriers, attorneys and other professionals in the leasing and property management industry. This list may be amended at any time.

Applicant(s) Hereby Represents Pets Are Not of The Above Listed Breeds or Any Mix Thereof.

Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_