

RENTAL APPLICATION
RESIDENT SELECTION CRITERIA

Application Requirements: All adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide a state issued photo identification card or a driver's license, and a social security card. A non refundable application fee of \$_____ will be required for all adult applicants.

Income Requirements: Applicants must have a combined income of at least three times the monthly rent. We reserve the right to require a co-signer. A minimum of two years residential history is required. Self-employed applicants are required to produce, upon request, two years of tax returns or 1099's. Non-employed individuals must provide proof of income. All sources of other income must be verifiable if needed to qualify for a rental unit.

Credit Reporting: Our company policy is to report all non-compliances with the terms of your rental agreement or failure to pay rent as agreed, or any amounts owed to any or all of the various credit reporting agencies and to list your name in the Tampa Landlord tenant database.

Background Investigation Requirements: Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld" further documentation may be required and applicant may be denied on this basis.

Rental/Mortgage Requirements: Previous rental history from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbance 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.

Pet Policy: No pets (with the exception of medically necessary pets – physician's note accompanied) of any kind are permitted without specific written permission of landlord in the lease documents, an addendum to the lease, a non-refundable pet fee acceptable to landlord and/or additional pet deposit and/or additional monthly pet rent. Pet rent and deposits are waived for medically necessary pets. Pet rents are established on a per property basis.

Holding or Good Faith Deposit Requirements: Applicants will be required to pay a holding or good faith deposit within twenty four hours of being notified of acceptance or the dwelling will not be reserved for the approved applicant. We reserve the right to require an additional deposit and/or additional prepaid rent.

We 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.

Liquid Furniture: Liquid furniture is acceptable provided that the home is structurally safe for the weight and the applicant provides proof of insurance naming the owner and property manager, if any, as beneficiary of any claim paid. The applicant will be responsible for 100% of any repairs and or replacements that are caused by liquid furniture malfunctions or abuse.

Occupancy Requirements: The number of occupants must be in compliance with HUD standards and guidelines for the applied for unit. The standards are as follows:

- No more than 2 persons may occupy a 1 bedroom dwelling,
- No more than 4 persons may occupy a 2 bedroom dwelling,
- No more than 6 persons may occupy a 3 bedroom dwelling,
- No more than 8 persons may occupy a 4 bedroom dwelling,

No Verbal Agreements: Any exceptions to our criteria must be submitted in writing 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. No verbal agreements will be executed or honored. Any agreements must be in writing and signed by both parties.

By signing below, I indicate that I have read the above rental agreements and fully agree to the rental agreements.

Applicant Signature

___/___/___
Date

Landlord or Rental Agent Signature

___/___/___
Date