

This is the first step in the application process:

BEFORE APPLYING YOU MUST CONTACT OUR RENTAL AGENT FOR THE FOLLOWING:

1. TO GET A PRE-QUALIFICATION*
2. VERIFY AVAILABILITY *
3. FOR HOA/CONDO RULES AND REGULATIONS (if applicable) *
4. We also encourage our applicants to open and print ALL of our *“Useful Resources”* links for review before applying. These links are in our Tenant/Overview Menu. Also, our Tenant FAQ should answer questions that you may have both now and in the future.

***Failure to call our office BEFORE APPLYING to speak with your rental agent about the above will forfeit your application fee. If the particular home has been taken off the web, has a Pending Application or you find out that you cannot qualify with the Condo/HOA rules and regulations and you apply without verifying with your rental agent, your funds taken for the application will not be returned.**

You will be contacted shortly after your application has been received by the Property Manager.

Each resident over the age of 18 and/or co-signer must submit a separate rental application.

Before you submit your online application, you must read “Your Terms of Agreement” carefully, acknowledge and accept our terms. Our online application will be processed only after our terms of agreement are accepted, the required funds for processing are received and you have **PHYSICALLY ENTERED** and **VIEWED** the property with a Property Manager **PRIOR** to submit application. It is to your benefit to see the property **BEFORE applying to rent** with a Property Manager. Your Property Manager is there to assist you in completing the rental process.

RESIDENT SELECTION CRITERIA AND EXPLANATION OF CHARGES

1. **APPLICATION FEE:** All adult applicants over the age of 18 including guarantor(s), must submit a fully completed, dated and signed rental application along with the non-refundable application fee of **\$65.00 for each adult applicant/co-signer**.
2. **CONDO/HOA:** Applicant may be required to be approved by a condo/homeowner's association before moving in and may have to pay an additional application fee or an additional security or damage deposit. Application fees, deposits, and all move-in fees must be remitted in the form of money orders or certified funds. (CASH NOT ACCEPTED). **BEFORE APPLYING ASK YOUR RENTAL AGENT FOR RULES AND REGULATIONS OF A CONDO/HOA** (if applicable). Please allow 2-4 weeks for Condo/HOA approval prior to move in.
3. **IDENTIFICATION:** Valid current photo ID documentation (driver's license, passport, military ID or State ID) is required for each applicant and/or co-signer.
4. **WORK HISTORY:** **One year (12 months) or more of verifiable work history required** and if transferred from outside the area, a letter of transfer on company letterhead required confirming transfer. **
5. **INCOME:** Applicants must have a combined gross income of **at least three times the monthly rent**. All sources of income must be verifiable if needed to qualify for a rental unit (including Disability Assistance) in writing. Applicant must provide current pay stub and company business card of employment. Non-employed individuals must provide proof of income. Self-employed applicants are required to produce upon request 2 years of signed tax returns or 1099's and three (3) months bank statements. We may deny on the basis of this income requirement even if pre-paid rent is offered by applicant. **
6. **CREDIT HISTORY:** Beacon Score of 600 or over is required. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years. **



7. **CRIMINAL RECORDS:** Criminal records must contain no convictions for felonies for crimes within the past 7 years involving violence against persons, damage or destruction of property, manufacture or distribution of controlled substances and no sexual offenses ever. *We reserve the right to deny an applicant and/or co-applicant(s) with a criminal record.*
8. **RENTAL HISTORY: A minimum of two (2) years residential history is required.** 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.**
9. **PETS: A PET MUST BE APPROVED by landlord/owner PRIOR to bringing to the premises.** If you have a pet or planning to have one, please ask about our pet policy and fees (\$150.00/per pet and (1) One \$25.00 Processing Fee apply). **There is a limit of (2) two pets/household.** Each rental home managed by Flarent, Inc. may have unique restrictions for pets depending on homeowner preferences and insurance policies which generally determine what type, size and how many pets are allowed. Also, **the premises must be treated for fleas at TENANT(S) expense.** No pets (except for 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. Fees and deposits are waived for medically necessary pets with proper documentation. **A Picture(s) and Vet Certificate(s) with an up to date vaccinations record is required. Flarent tenants who have pets are asked to maintain their own liability insurance regarding their pets.** Most rental properties do not allow certain breeds of dogs or species because property liability insurance policies will not cover injury caused by these breeds. These are: **Boxers, German Shepherds, Dobermans, Pit Bulls (Stafford Terriers), Chows, Rottweilers, Siberian Huskies, Akitas, Malamutes, Presa Canarios and Wolf-hybrids. Exotic species of animals, insect, fowl, reptiles, amphibians, or dangerous, harmful or poisonous type species are not permitted.**
10. **OCCUPANTS:** The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
11. **GOOD FAITH DEPOSIT:** 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 holding deposit shall be applied to the required security deposit with (1) exception: If your property rental is over \$800.00 your Good Faith Deposit will disburse as follows: \$50.00 Fee (non-refundable) will be applied to filming of the property and the balance of holding deposit shall be applied to the required security deposit. Upon approval, all monies owed must be paid in full with certified funds (cashier's check or money order), NO CASH.
12. **DEPOSIT:** A security deposit will be required at the time of lease execution in a minimum amount of one month's rent. We reserve the right to require a higher security deposit and/or additional prepaid rent if one or more of our criteria(s) are not met by the applicant and/or co-applicant(s).
13. **COMPANY POLICY AND CRITERIA:** Our company policy is to report all non-compliance's 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. 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. **LIMITED WAIVER OF PRIVACY RIGHTS:** In the event that any information found in a background check results in the rejection of this rental application, I hereby authorize FlaRent Inc. to disclose the reason for the rejection to my co-applicants and waive any and all privacy and other rights to said information.

** We reserve the right to require a cosigner and/or deny an applicant if this criteria is not met.

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING PROCEDURES & POLICIES:

- ✓ You must view the property before applying.
- ✓ You must call our Rental Agent before applying for availability, pre-qualification and for Condo/HOA Rules and Regulations
- ✓ The processing fee is NON-REFUNDABLE.
- ✓ Pets must be approved by the landlord. (Fee(s) Apply) Limited 2 pets.
- ✓ If you have water filled furniture, you must provide the lessor with proof of insurance. FS 83.535
- ✓ No properties are held for a long period, such as 30 days, unless it is not available for immediate occupancy
- ✓ If the applicant defaults on renting the property AFTER APPROVAL, the holding deposit will be forfeited.
- ✓ Upon approval, all monies owed must be paid in full with certified funds (cashier's check or money order), No Cash.
- ✓ Lead base paint disclosure pertaining to properties built prior to 1978 warns of the possibility of paint containing lead.



APPLICATION FOR RENTAL

Property Desired: _____

TO APPLY, THE FOLLOWING IS REQUIRED:

1. Before applying you must contact our rental agent for the following:
 - a. To get a pre-qualification
 - b. Verify availability
 - c. For HOA/Condo Rules and Regulations (if applicable)
 - d. We also encourage our applicants to open and print ALL of our *“Useful Resources”* links for review before applying. These links are in our Tenant/Overview Menu. Also, our Tenant FAQ should answer questions that you may have both now and in the future.
2. All applications must be filled out and signed by the applicant on both sides.
3. A **separate application** must be filled out for each applicant 18 years old and older including co-signer.
4. A processing fee will be charged for each applicant. Payable with money order or certified bank check and must accompany each application. **NO APPLICATION WILL BE PROCESSED WITHOUT A PROCESSING FEE AND HOLDING DEPOSIT.**
5. Reliable documentation and telephone numbers for all source of income must be provided.
6. Photo documentation (driver's license, military ID or state ID) is required.
7. Good Faith Deposit/Holding Deposit is required (equivalent to One Month Rent)
8. You must disclose ALL pets, vehicles of any nature and water filled furniture.

I, THE UNDERSIGNED APPLICANT, have received, understand and agree with the Residential Selection Criteria of FlaRent, Inc.

I, THE UNDERSIGNED APPLICANT, affirm the information contained in this Rental Application is True and Correct and Authorize FlaRent, Inc. to verify all information contained in this application including obtaining a credit report and rental verification. Misstatements, either false or incorrect, can be deemed reason for denial of occupancy, 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. I understand that due to the Fair Credit Reporting Act that I will not be furnished a copy of my credit report from FlaRent, Inc. or its agents, I may, however, obtain a free credit report from Transunion if my application is denied for credit reasons. I also understand that this application is the property of FlaRent, Inc.

Applicant's Signature: _____ Date ____ / ____ / ____

Property Rental Manager: _____



Applicant's Last Name	First	Middle	Birthdate	Driver's License/ Date	Social Security Number
Expected Move-In-Date			Premises to be Occupied by (how many) Adults: Children:		eMail Address
Do You Have Pets? <input type="checkbox"/> Yes <input type="checkbox"/> No	How Many?	Types & Sizes (Keeping of Pets Requires a Pet Fee and the Owner's Approval)			
Emergency Contact (not living with you)				Relationship	Phone Number

Current Address	City	State	Zip	How long?	Phone Number	Cell Phone Number
Name & Address of Present (please check one) <input type="checkbox"/> Landlord <input type="checkbox"/> Mortgage Company					Phone Number	Monthly Payment
Previous Residence Address (if less than 2 years)					Phone Number	How long?
Name & Address of Present (please check one) <input type="checkbox"/> Landlord <input type="checkbox"/> Mortgage Company					Phone Number	Monthly Payment

Current Employment	Telephone	Cell Phone
Supervisor	Your position	
Length of Employment (please check one) <input type="checkbox"/> Full Time <input type="checkbox"/> Part Time	Salary	Per Month/Bi-weekly/Weekly
Former Employment	Telephone	Cell Phone
Supervisor	Your position	
Length of Employment (please check one) <input type="checkbox"/> Full Time <input type="checkbox"/> Part Time	Salary	Per Month/Bi-weekly/Weekly

VEHICLE INFORMATION

Make & Model: _____ License: _____
 Make & Model: _____ License: _____
 Do you have any RV, Boats, Trailers or Motorcycles? If so please list: _____

Please answer the following questions:

Will you have any water-filled furniture? _____ If so, please specify _____
 Have you ever declared bankruptcy? _____ If so, when? _____
 Have you had an eviction filed against you? _____ If so, please specify _____
 Have you ever been charged with a felony? _____ If so, please specify _____
 Have you ever refused to pay rent or broken a lease? _____ If so, when and why _____

NON-REFUNDABLE APPLICATION FEE - \$65.00 per adult and co-signer

GOOD FAITH DEPOSIT: We require a holding or good faith deposit to be collected to hold a property off the market equivalent to **ONE-month rent**. 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 holding deposit shall be applied to the required security deposit with (1) exception: If your property rental is over \$800.00 your Good Faith Deposit will disburse as follows: \$50.00 Fee (non-refundable) will be applied to filming of the property and the balance of holding deposit shall be applied to the required security deposit. Upon approval, all monies owed must be paid in full with certified funds (cashier's check or money order) NO CASH. Keys will be furnished only after lease, and other rental documents have been properly executed by all parties and only after applicable rents and security deposit 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 the Landlord or Management to execute a lease or deliver possession of proposed premises.

Applicant's Signature: _____ Printed Name _____ Date: _____