

RENTAL APPLICATION

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Application Requirements: All adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. **Applicant must provide a copy of your state issued photo identification card or a driver’s license, and a social security card and proof of income. A non refundable application fee of \$40.00 will be required for all adult applicants.**

Income Requirements: Applicants must have 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 Jacksonville 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 may 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 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. 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.

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

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APPLICANT NAME _____ Sex ____ Marital Status _____
Date of Birth ___/___/___ SSN ___-___-___ Drivers License _____ State _____

PRESENT ADDRESS _____
City _____ State ___ ZIP _____ Phone _____ Move In Date ___/___/___ Moved out ___/___/___
Landlord _____ Phone _____ Why Move? _____

PREVIOUS ADDRESS _____
City _____ State ___ ZIP _____ Phone _____ Move In Date ___/___/___ Moved out ___/___/___
Landlord _____ Phone _____ Why Move? _____

PREVIOUS ADDRESS _____
City _____ State ___ ZIP _____ Phone _____ Move In Date ___/___/___ Moved out ___/___/___
Landlord _____ Phone _____ Why Move? _____

PRESENT EMPLOYER _____
Occupation _____ Supervisor _____ Phone _____
How long employed _____ Wage/Salary \$ _____

PREVIOUS EMPLOYER _____
Occupation _____ Supervisor _____ Phone _____
How long employed _____ Wage/Salary \$ _____

- Have you ever had an eviction filed against you? Yes No
- Have you ever broken a rental or lease agreement? Yes No
- Have you ever declared bankruptcy? Yes No
- Have you ever been sued for nonpayment of rent? Yes No
- Have you ever been sued for damages to rental property? Yes No
- Have you ever been arrested? Yes No
- Do you have any pets or do you plan to acquire any? Yes No
- Do you smoke? Yes No

The undersigned represents the above statements are true and complete and hereby authorizes verification of any and all information. This application shall become an addendum to the Rental Contract when said contract is signed by Tenant(s). I hereby authorize the verification of all above information by The Rental Property Network, Inc. including my credit, rental, check writing, employment history including salary and previous landlord. Application is hereby made and accepted pending verification and suitability of information listed and credit approval.

Applicant _____ /___/___
Date

Landlord _____ /___/___
Date

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LIST ALL PERSONS TO OCCUPY THE PREMISES.

(ONLY THESE PERSONS WILL BE PERMITTED RESIDENCE)

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

LIST ALL VEHICLES TO BE PRESENT ON THE PREMISES.

(ONLY THESE WILL BE PERMITTED. MUST BE REGISTERED)

AUTOS & MOTORCYCLES

Make _____ Model _____ Color _____ Year ____ Tag No _____

Make _____ Model _____ Color _____ Year ____ Tag No _____

TRUCKS/PICKUPS

Make _____ Model _____ Color _____ Year ____ Tag No _____

Make _____ Model _____ Color _____ Year ____ Tag No _____

BANKING REFERENCE

Bank Name _____ Phone _____

Checking Acct No _____ Savings Acct No _____

PERSONAL REFERENCES – IN CASE OF EMERGENCY

Family Attorney: _____ Phone _____

Name _____ Phone _____ Relationship _____

Name _____ Phone _____ Relationship _____

Name _____ Phone _____ Relationship _____

Name _____ Phone _____ Relationship _____

Must Provide the Following:

- Driver's License
- Social Security Card
- Application Fee
- Pay Stub or LES