



Application Disclosure

INVESTORLANDO REALTY DOES BUSINESS IN ACCORDANCE WITH THE FAIR HOUSING ACT, AND DOES NOT DISCRIMINATE ON THE BASIS OF SEX, SEXUAL ORIENTATION, MARITAL STATUS, RACE, CREED, RELIGION, AGE, FAMILIAL STATUS, DISABILITY, COLOR, NATIONAL ORIGIN, OR ANY OTHER PROTECTED BASIS. INVESTORLANDO REALTY IS THE MANAGING AGENT FOR MANY SEPARATE OWNERS; THEREFORE, POLICIES AT EACH PROPERTY MAY VARY DEPENDING ON THE PARTICULAR ASSOCIATION OR OWNER'S PREFERENCE.

- 1.) A separate application is required for each adult, eighteen years of age or older, intending to occupy the property. Each application must be filled out completely and signed by the applicant. Full name of all occupants, pets, all vehicles and any water-filled furniture must be on application. A credit report from a national credit reporting agency will be obtained on all applicants. Incomplete applications will not be processed. Complete applications include: "Rental Application Policies and Resident Qualification Criteria," "Rental Application Disclosure and Authorization," and "Rental Application."
- 2.) A processing fee of \$40.00 must accompany each application. If paid in cash the exact amount is required. The processing fee is non-refundable. No application will be processed without a processing fee. Deposits or holding fees must be separate from the rent or application fees. If the applicant is applying to rent a unit governed by a condominium or homeowners association, the applicant may be required to submit a separate application and/or fee to the association for processing and approval.
- 3.) Applications from other applicants are accepted until an application is approved. Because of the fiduciary relationship INVESTORLANDO REALTY has with owners, if more than one application is submitted before approval can be achieved, then the most qualified applicant will be approved for placement. Remaining applicants may consider other properties available from INVESTORLANDO REALTY's rental list.
- 4.) Applicants preferably should have a combined gross income of at least three times the monthly rent or comparable amount if income is tax-free.
- 5.) Reliable documentation and telephone numbers for all income sources must be provided. Employment will be verified on all applicants. Self-employed applicants may be required to produce, upon request, the previous year's Tax Return or 1099. Non-employed applicants must provide proof of income. A history of any of the following by any household member is cause for rejection of a rental application: Any conviction or adjudication other than acquittal of a sex offense. Any conviction or adjudication other than acquittal of a felony within the past seven years. Residency must be verified for a minimum of the last twenty-four months with no interruptions. Rental history references must reflect timely payment, appropriate notice of intent to vacate, no complaints regarding disturbances or illegal activities, no NSF checks, no damage to previous rental units and no failure to leave the premises clean and without damage at the time of lease termination. Any history of eviction actions is cause for rejection of a rental application.
- 6.) As per guidance from the United States Department of Housing and Urban Development ("HUD"), maximum occupancy is two persons per bedroom.
- 7.) Pets are permitted only on certain properties at the sole discretion and approval of the owner/landlord. Only small to medium sized, non-violent, common domesticated animals will be allowed on any property that permits pets. Rottweilers, American Staffordshire Terriers (pit bulls), Dobermans, German Shepherds, Chows, Huskies, Alaskan Malamutes, Great Danes, St. Bernards, Mastiffs, and mixed breeds. Including any of the above mentioned will not be approved. If a pet is approved, a \$100.00 non-refundable pet administration fee is required. An additional security deposit of \$100.00 per pet may be required at the sole discretion of the owner.

8.) Proof of insurance (FS 83.535) must be provided for any water-filled furniture.

9.) If approved the applicant must do one of the following:

a.) Sign a Lease Agreement within two business days of approval and all monies due—rent, security deposit, pet fees etc. must be paid in full with certified funds (cashier's check, bank check or money order) at time of lease closing and prior to taking possession of premises. Rent and Security Deposit must be paid with separate funds;

b.) This application will also serve as a Holding Agreement. This Holding Agreement is binding when applicant pays a Holding fee equivalent to at least one month's rent to hold a property until a lease is signed on or before the lease start date stipulated on this application. No property will be held for longer than two weeks without owner approval. Holding fees must be paid with certified funds (cashier's check, bank check or money order). In the event the applicant fails to enter into a Lease Agreement by the date stipulated on this application, the applicant shall forfeit the Holding fee. In the event an applicant fails to sign a Lease Agreement or submit a Holding Agreement within two business days after approval, it will be assumed that the applicant has withdrawn and the property will be offered to others.

10.) Applicant is required to pay a security deposit at the time of lease closing in a minimum amount of one month's rent. In owner/landlord's sole discretion, a higher security deposit, additional pre-paid rent and/or guarantors may be accepted in lieu of acceptable credit or landlord history. A guarantor must complete an application packet and be qualified in order to be a guarantor. When lease is fully executed and all monies paid, all Holding fees become security deposit per the Lease Agreement.

11.) Our company policy is to report any amounts owed at the end of your tenancy to a collection agency and/or national credit-reporting agency.

12.) Applicant acknowledges that the Landlord is not obligated by receipt of a deposit or holding fee to lease to applicant, but that a decision will be made within 2 business days based on the verification of the information given and to which applicant so agrees. The application is preliminary only and does not obligate owner or owner's agent to execute a lease or deliver possession of the proposed premises.

Applicant 1 – Signature

Date Signed

Applicant 1 – Printed Name

Applicant 2 – Signature

Date Signed

Applicant 2 – Printed Name

APPLICATION AGREEMENT

INVESTORLANDO REALTY understands that moving to a new home can be both exciting and stressful. Our mission is to make this process as smooth and stress free as possible. Below you will find a "checklist" of things we need your help with in order to get you into your new home as soon as possible.

PLEASE FILL OUT THIS FORM COMPLETELY. Once we have processed your application, someone will be in touch with you shortly thereafter with your results. Please contact us if you have any questions or concerns.

REQUIRED DOCUMENTS FOR VERIFICATION:

- Driver's license or current I.D. card
- A copy of your most recent paystub or paystubs.

PERSONAL INFORMATION		<input type="radio"/> Individual (\$40.00 Application Fee)	<input type="radio"/> Joint (\$80.00 Application Fee)
APPLICANT 1: <input type="radio"/> SMOKER <input type="radio"/> NON-SMOKER			
First:	Middle:	Last:	
Marital Status:	Single	Married since _____	Divorced since _____ Former Spouse: _____
Birth Date:	SSN:	Driver's License: State Issued _____	DL#: _____
Email:	Cell Phone 1:	Cell Phone 2:	
APPLICANT 2: <input type="radio"/> SMOKER <input type="radio"/> NON-SMOKER			
First:	Middle:	Last:	
Marital Status:	Single	Married since _____	Divorced since _____ Former Spouse: _____
Birth Date:	SSN:	Driver's License: State Issued _____	DL#: _____
Email:	Cell Phone 1:	Cell Phone 2:	
PROPERTY YOU'RE APPLYING FOR			
Address: _____			
(cont.): _____			
City:	State:	Zip Code:	
Move-In Date:	Section 8 Requested:	<input type="radio"/> Yes <input type="radio"/> No	
Prospective Tenant requests the following conditions, appliances (refrigerator, range, dishwasher, clothes washer, clothes dryer, etc.), repairs, improvements, or enhancements as a part of this offer to the lease:			

CURRENT AND FORMER ADDRESSES			
APPLICANT 1 – CURRENT ADDRESS:		Home Phone: _____	
Address:	_____	Lived here since:	_____
(cont.):	_____	Rent per month: \$	_____
City:	State:	Zip Code:	
Landlord:	_____	Landlord Phone: _____	
Address:	_____		
(cont.):	_____		
City:	State:	Zip Code:	
Is rent up to date? <input type="radio"/> Yes <input type="radio"/> No Have you given notice? <input type="radio"/> Yes <input type="radio"/> No Have you been asked to leave? <input type="radio"/> Yes <input type="radio"/> No			

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APPLICANT 1 – PREVIOUS ADDRESS:

Address: _____ Lived here since: _____
(cont.): _____ Rent per month: \$ _____
City: _____ State: _____ Zip Code: _____
Landlord: _____ Landlord Phone: _____

Address: _____
(cont.): _____
City: _____ State: _____ Zip Code: _____

Was rent up to date? Yes No Did you given notice? Yes No Were you been asked to leave? Yes No

APPLICANT 2 – CURRENT ADDRESS:

Home Phone: _____

Address: _____ Lived here since: _____
(cont.): _____ Rent per month: \$ _____
City: _____ State: _____ Zip Code: _____
Landlord: _____ Landlord Phone: _____

Address: _____
(cont.): _____
City: _____ State: _____ Zip Code: _____

Is rent up to date? Yes No Have you given notice? Yes No Have you been asked to leave? Yes No

APPLICANT 2 – PREVIOUS ADDRESS:

Address: _____ Lived here since: _____
(cont.): _____ Rent per month: \$ _____
City: _____ State: _____ Zip Code: _____
Landlord: _____ Landlord Phone: _____

Address: _____
(cont.): _____
City: _____ State: _____ Zip Code: _____

Was rent up to date? Yes No Did you given notice? Yes No Were you been asked to leave? Yes No

EMPLOYMENT

APPLICANT 1 – EMPLOYER:

Employer Name: _____ Since: _____ Job Title: _____
Address: _____
(cont.): _____
City: _____ State: _____ Zip Code: _____

Describe your job: _____

Supervisor's name: _____ Phone: _____ Hours/week: _____

APPLICANT 2 – EMPLOYER:

Employer Name: _____ Since: _____ Job Title: _____
Address: _____
(cont.): _____

City: _____ State: _____ Zip Code: _____

Describe your job: _____

Supervisor's name: _____ Phone: _____ Hours/week: _____

OCCUPANTS: Number to occupy the subject residence: _____

NAME	RELATIONSHIP TO YOU	BIRTHDATE	CONTACT PHONE

PETS

Will you have pets? Yes No If yes, how many? _____

NAME	BREED	AGE	WEIGHT

AUTOMOBILES

AUTO #1: Year: _____ Make: _____ Model: _____ Color: _____
State Registered In: _____ License Plate #: _____ Lien Holder: _____

AUTO #2: Year: _____ Make: _____ Model: _____ Color: _____
State Registered In: _____ License Plate #: _____ Lien Holder: _____

AUTO #3: Year: _____ Make: _____ Model: _____ Color: _____
State Registered In: _____ License Plate #: _____ Lien Holder: _____

INCOME DETAILS

Current Income: \$ _____ Weekly Biweekly Monthly Yearly **Source:** _____
Current Income: \$ _____ Weekly Biweekly Monthly Yearly **Source:** _____
Current Income: \$ _____ Weekly Biweekly Monthly Yearly **Source:** _____
Other Income: \$ _____ Weekly Biweekly Monthly Yearly **Source:** _____

Bank/Credit Union: _____ Acct. #: _____

Bank/Credit Union: _____ Acct. #: _____

REFERENCES

Relative: _____ Relation: _____

Address: _____ Phone: _____

(cont.): _____

City: _____ State: _____ Zip Code: _____

Non-Relative: _____ Relation: _____

Address: _____ Phone: _____

(cont.): _____

City: _____ State: _____ Zip Code: _____

Non-Relative: _____ Relation: _____

Address: _____ Phone: _____

(cont.): _____

City: _____ State: _____ Zip Code: _____

CREDIT ACCOUNTS (Current open accounts – including credit cards)

Creditor Name: _____ Payment: \$ _____ Current? Yes No

Creditor Name: _____ Payment: \$ _____ Current? Yes No

Creditor Name: _____ Payment: \$ _____ Current? Yes No

Creditor Name: _____ Payment: \$ _____ Current? Yes No

Creditor Name: _____ Payment: \$ _____ Current? Yes No

ADDITIONAL DETAILS (Explain any "YES" answers in the box provided below)

Has any applicant ever been sued for bills? Yes No

Has any applicant ever been bankrupt? Yes No

Has any applicant ever broken a lease? Yes No

Has any applicant ever been sued for eviction? Yes No

Has any applicant ever been guilty of a felony? Yes No

Is the total move-in amount available now? Yes No

(first month and deposit)

Name in which utilities are now billed: _____ Utility Acct #: _____

APPLICANT'S AUTHORIZATION

Upon approval, we will notify you and make arrangements for you to sign the rental agreement within three days of the notification. If the landlord/property owner requests additional information or a co-signor to satisfy any credit issues, we are qualified to guide you, and help you resolve any hurdles. If the landlord/property owner denies your application, you may be contacted with other potential rentals. Until we receive the full security deposit, the property will remain "for rent".

At this time, you MAY elect to pay a partial or full security deposit in order to hold the property. In the event that your application is rejected, you will be fully refunded.

Applicant(s) hereby authorizes INVESTORLANDO REALTY to verify all information within this application through any sources deemed necessary to approve applicant(s).

Applicant hereby attests that all the information submitted is true, accurate and complete to the best of Applicant's knowledge. INVESTORLANDO REALTY reserves the right to deny tenant should tenant not meet the owner's rental criteria.

I(WE) HEREBY AUTHORIZE ANY PERSON OR FIRM TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A COPY OF THIS FORM AT ANY TIME.

By signing your name(s) below, as the "Applicant(s)", herein referred to as the subject of the information provided, you agree that the act of doing so shall be considered your legally binding signature.

I(WE) authorize INVESTORLANDO REALTY to verify all information provided on this application and to charge my credit/debit card for the specified application fee. I(WE) acknowledge that I(WE) have read, accept and understand the Application Disclosure Addendum provided to me(us) with this application and by INVESTORLANDO REALTY.

Applicant 1 – Signature

Date Signed

Applicant 1 – Printed Name

Applicant 2 – Signature

Date Signed

Applicant 2 – Printed Name

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