

PROPERTY SHOWCASE PROPERTY MANAGEMENT, INC

661 N. Spring Garden Ave Suite 1

DeLand, FL 32720

OFFICE: 386-734-9567

FAX: 386-736-5704

APPLICATION FOR LEASE

Property Applied For: _____ Date: _____
Rent Amount: \$ _____ month (non discounted) Security Deposit: \$ _____
Last Months Rent: \$ _____ Move in date: _____ Term: ONE YEAR LEASE

APPLICANT # 1

Applicants Full Legal Name: _____
Social Security: _____ DOB: _____
Drivers License #: _____ State: _____ Cell Phone: _____
Home Phone: _____ Work Phone: _____
Current Address: _____
Current Landlord Name: _____ Landlord Phone: _____
Length of Time at this Address: From: _____ To: _____
Monthly Payment Amount: \$ _____ Has Payment Always Been on Time: YES NO
Prior residence you lived at: _____
Employer: _____ Position: _____
Address: _____ Employer Phone #: _____
Dates of Employment: From: _____ To: _____ Expect Employment to Continue? YES NO
Salary _____ Per _____ List Employment History: _____
Vehicle (s) Make/Model: _____ Tag #: _____ State: _____
List Pets/ breed: _____ (A non-refundable pet deposit will be required if pets are allowed
by owner, If pets are not allowed they may never be on the property, even visiting)
Have you ever been evicted or broken a lease? YES NO Explain: _____

APPLICANT # 2

Applicants Full Legal Name: _____
Social Security: _____ DOB: _____
Drivers License #: _____ State: _____ Cell Phone: _____
Home Phone: _____ Work Phone: _____
Current Address: _____
Current Landlord Name: _____ Landlord Phone: _____
Length of Time at this Address: From: _____ To: _____
Monthly Payment Amount: \$ _____ Has Payment Always Been on Time: YES NO
Prior residence you lived at: _____
Employer: _____ Position: _____
Address: _____ Employer Phone #: _____
Dates of Employment: From: _____ To: _____ Expect Employment to Continue? YES NO
Salary _____ Per: _____ List Employment History: _____
Vehicle (s) Make/Model: _____ Tag #: _____ State: _____
List Pets/ breed: _____ (A non-refundable pet deposit will be required if pets are allowed
by owner, If pets are not allowed they may never be on the property, NOT even visiting)
Have you ever been evicted or broken a lease? YES NO Explain: _____

OTHER RESIDENTS EXPECTED TO BE OCCUPYING THE HOME:

NAME	DOB	NAME	DOB

IMPORTANT INFORMATION/INSTRUCTIONS

1. Applicant understands in processing this application a credit report and previous landlord histories will be required. The applicant by signing below gives permission to obtain this information as may be required.
2. Applicant understands that a forty-five (\$45.00), non-refundable, application fee must accompany this application up to two (2) tenants will be allowed per application, each additional applicant will be \$20.00.
3. If the applicant places a Deposit to hold the unit and fails to perform (rent the unit) then this deposit may be claimed and NOT refunded to the applicant. Once the applicant performs the agreement, then the deposit to hold the home will be applied to the security deposit on the property. Any balance due on the security deposit must be made prior to occupancy.
4. By signing below the applicant agrees that the above information supplied by the applicant is true and correct to the best of his/her knowledge. Any false or misleading information will immediately cause the application to be denied.

THIS APPLICATION MUST BE COMPLETED IN FULL, SIGNED AND ACCOMPANIED BY THE APPLICATION FEE OR IT WILL NOT BE PROCESSED.

Comments: _____

Applicant Signature _____ Print Name _____ Date _____
Co-Applicant Signature _____ Print Name _____ Date _____

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RESIDENTIAL SELECTION CRITERIA

1. All adult applicants over the age of 18 must submit a fully dated and signed residency application and fee. Applicant(s) must provide a proof of identity. A non-refundable application is \$45.00 for the initial application and one co-applicant and \$20.00 for each additional adult who may co-sign and/or plans to occupy the rental property.
2. Applicants must have a combined gross 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.
3. Credit history and/or civil court records must not contain slow pays, judgments, evictions, collections, liens, or bankruptcy with the past 5 years. We will not provide you with the credit report or tell you of its contents. We will provide you with the name of the credit reporting agency so you may receive a free copy.
4. Self employed individuals must provide proof of income upon request, 2 years of tax returns or 1099.
5. Non employed individuals must provide proof of income.
6. All sources of income must be verifiable if needed to qualify for a rental unit.
7. Criminal records must contain no convictions for felonies with the past 7 years and NO sexual offenses.
8. Previous rental history reports from landlords must reflect timely payments, sufficient notice of intent to vacate, no complaints regarding noise, disturbance, or illegal activities, no NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
9. No pets (with the exception of medically necessary pets) of any kind are permitted without the specific written permission of landlord in the lease document, and addendum to lease, a non-refundable pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
10. Tenant(s) will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. We reserve the right to prepare a higher security deposit and/or additional prepaid rent.
11. Current occupancy standards are a maximum of two (2) persons per bedroom except with children/infants under two (2) years of age.
12. We may require a holding/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.
13. Any exceptions to these 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, so-signer, and/or additional advancement payments may be required
14. Our company policy is to report all non compliances with terms of your rental agreement or failure to pay rent or any amounts owed to the credit bureau.

Applicants signature

Print name

Date

Co - Applicants signature

Print name

Date

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TENANT RELEASE & CONSENT

I/we, _____ the undersigned, hereby authorize all persons of companies in the categories listed below to release information regarding employment, income and/or wages/assets for the purpose of verifying information on my/our apartment/home rental and related information. I/we authorize release of information without liability to the owner(s)/Manager to the rental company listed above.

I/we understand that the previous or current information regarding me/us may be needed verifications and inquires that may be requested include, but not limited to: personal identity, student status, employment, income, assets.

I/we understand that this authorization cannot be used to obtain me/us that is not pertinent to my/our eligibility for and continued participation as a qualified tenant.

The groups or individual that may be asked to release the above information include, but are not limited to:

- | | | |
|--------------------------------|-------------------------------------|---------------------|
| Past & Present Employers | Welfare Agencies | Utility Information |
| Support & Alimony Providers | Educational Institutions | Retirement Systems |
| State Unemployment Agencies | Public Housing Agencies | Previous Landlords |
| Social Security Administration | Bank & other Financial Institutions | |

I/we agree that a photocopy or facsimile of this authorization may be used for the purpose stated above. The original of this authorization is on file and will stay in effect for one year and one month from the date signed. I/we understand I/we have the right to review this information and correct any information that is incorrect.

Applicant (SIGNATURE) _____ Date _____

Applicant (PRINT NAME) _____

Applicant (SIGNATURE) _____ Date _____

Applicant (PRINT NAME) _____

cc file