



**THE MONTE DAVIS TEAM**  
8027 Cooper Creek Blvd, Ste 105  
University Park, FL 34201  
Office: 941-727-4477  
Fax: 941-360-7678

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1. All adult applicants 18 or older must submit a fully completed, dated and signed residence application and fee. Applicants must provide proof of identity. A non-refundable application fee will be required for all adult applicants. Applicants may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit.
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 rental history is required.
3. Credit history and or Civil Court Records must not contain any slow pays, judgments, eviction filings, collections, liens or bankruptcy within the past five years, and a minimum credit score of 600 is required.
4. Self employed applicants may be required to produce upon request two years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offences ever. In the event a record comes back "adjudication withheld", "nolle prose", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
7. 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.
8. No pets (with the exception of 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 an additional security deposit. Fees and deposits are waived for medically-necessary pets.
9. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one month's rent. We reserve the right to demand a higher security deposit and/or additional prepaid rent.
10. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
11. 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 given for such exceptions, additional security, co-signers, and/or additional advance rent payments may be required.

All Applicants' Initials \_\_\_\_\_

# APPLICATION TO RENT

Apt # \_\_\_\_\_, Located at \_\_\_\_\_

The rent for which is \$ \_\_\_\_\_ per \_\_\_\_\_. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ \_\_\_\_\_, before occupancy.

**(All sections must be completed)** **Individual application required from each occupant 18 years of age or older**

Last Name		First Name		Middle Name		SSN or ITIN		
Other names used in the last 10 years			Work phone number			Home phone number		
Date of Birth		E-mail address			Mobile/Cell phone number			
Photo ID/Type		Number		Issuing government		Exp. Date		
Other ID								
<b>1.</b>	Present Address				City		State Zip	
	Date In	Date out	Owner / Agent Name			Owner / Agent Phone Number		
	Reason for Moving						Current Rent	
<b>2.</b>	Present Address				City		State Zip	
	Date In	Date out	Owner / Agent Name			Owner / Agent Phone Number		
	Reason for Moving						Current Rent	
Proposed Occupants: List all in addition to yourself	Name			Name				
	Name			Name				
	Name			Name				
Will you have pets? .. YES .. NO	Describe			Will you have a waterbed? YES NO	Describe			
<b>A.</b>	Present occupation or source of income				Employer Name			
	Dates of Employment		Supervisors Phone Number		Employer Address		How long?	
<b>B.</b>	Present occupation or source of income				Employer Name			
	Dates of Employment		Supervisors Phone Number		Employer Address		How long?	
Current gross income: \$		Check one:    Week    Month    Year						
<b>In Case of Emergency,</b>		Address: Street, City, State, Zip			Relationship		Phone	
<b>Personal Reference</b>		Address: Street, City, State, Zip		Length of Acquaintance		Occupation	Phone	

Automobile: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_

Automobile: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_

Other motor vehicles: \_\_\_\_\_

Have you ever filed for bankruptcy?    Yes    No    Have you ever been evicted or asked to move?    Yes    No

Have you ever been convicted of selling, distributing or manufacturing illegal drugs?    Yes    No

## DISCLOSURE

Applicant represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. 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. Applicant authorizes verification of all information by the Landlord or RE/MAX ALLIANCE GROUP.

Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation. **NON REFUNDABLE APPLICATION FEE**--Applicant(s) has paid to Landlord and/or Management company herewith the sum of \$75.00 as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **UNIT DEPOSIT AGREEMENT** – Once a credit and background check meets approval criteria, applicant must pay a **“UNIT DEPOSIT”** of \$\_\_\_\_\_, an amount equal to a full month rent in consideration for taking the unit off the market while the application is being processed. If applicant is approved by Landlord and/or Management and the lease is entered into and possession of the dwelling is taken the **“UNIT DEPOSIT”** shall be applied toward the security deposit or rent. If applicant is approved, but fails to enter into the lease within 30 days of verbal and/or written approval and/or take possession after lease signing, the **FULL “UNIT DEPOSIT”** shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease if the lease has been signed by the applicant. The **“UNIT DEPOSIT”** shall be refunded only if applicant is not approved. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits 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 Landlord or Management to execute a lease or deliver possession of the proposed premises.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED ABOVE

<p>_____</p> <p>Applicant Signature <span style="float: right;">Date</span></p> <p>_____</p> <p>Applicant Signature <span style="float: right;">Date</span></p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">SECURITY DEPOSIT</td> <td style="width: 20%;">\$ _____</td> <td rowspan="10" style="width: 20%; vertical-align: top; text-align: center;"><b>OFFICE USE ONLY</b></td> </tr> <tr> <td>ADVANCE RENT</td> <td>\$ _____</td> </tr> <tr> <td>PET DEPOSIT/FEE</td> <td>\$ _____</td> </tr> <tr> <td>LEASE PREPERATION FEE (NR)</td> <td>\$ _____</td> </tr> <tr> <td>APPLICATION FEE (NR)</td> <td>\$ ( _____ )</td> </tr> <tr> <td>BALANCE OF DEPOSIT DUE</td> <td>\$ _____</td> </tr> <tr> <td>FIRST MONTH'S RENT</td> <td>\$ _____</td> </tr> <tr> <td>DUE BEFORE MOVE-IN</td> <td>\$ _____</td> </tr> <tr> <td>RECEIVED BY: _____</td> <td>\$ _____</td> </tr> <tr> <td>APPROVED BY: _____</td> <td>\$ _____</td> </tr> </table>	SECURITY DEPOSIT	\$ _____	<b>OFFICE USE ONLY</b>	ADVANCE RENT	\$ _____	PET DEPOSIT/FEE	\$ _____	LEASE PREPERATION FEE (NR)	\$ _____	APPLICATION FEE (NR)	\$ ( _____ )	BALANCE OF DEPOSIT DUE	\$ _____	FIRST MONTH'S RENT	\$ _____	DUE BEFORE MOVE-IN	\$ _____	RECEIVED BY: _____	\$ _____	APPROVED BY: _____	\$ _____	<p>COMMUNITY _____</p> <p>APT.# _____</p> <p>RENT _____</p> <p>APT. TYPE _____</p> <p>TERM OF LEASE _____</p> <p>MOVE-IN DATE _____</p> <p>CREDIT REPORT _____</p> <p>PHOTO I.D.'d _____</p>
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This form has been provided by The Law Offices of Helst, Weisse & Wolk, P.A. 1 800 253 8428.