

Tenant Application

Please complete this form and fax back to Nancy Marshall at 321.632.4065

Property Address You are applying for:

Applicant Information: * = required field

* First Name: _____ Last Name: _____
* Middle Name: _____ * Maiden Name: _____
* Date Of Birth: _____ * Social Security #: _____
* Driver's Lic#: _____ state: _____ Marital Status: _____
Present Work Phone #: _____ Present Home Phone #: _____
Best Contact Phone #: _____ Ext: _____
Email: _____
Have you ever had an eviction filed against you? yes no

PETS (Keeping of pets requires a pet deposit and owner's consent)
Breed: _____ Age: _____ Weight: _____

Two Year Rental History Required:

Please if possible provide written past landlord verifications

Most Recent or Current Residence:

* Street Address _____ * State/Province: _____
* City: _____ * Zip/Postal Code: _____
Own or Rent: _____ * Since: _____
Monthly Rent (\$): _____ * Reason for moving: _____
Move-In Date: _____ * Move-Out Date: _____

Landlord Information:

Landlord Mtg. Co.: _____ Address: _____
City: _____ State: _____
Zip: _____ Phone: _____
Email: _____

Previous Residence:

* Street Address _____ * State/Province: _____
* City: _____ * Zip/Postal Code: _____
Own or Rent: _____ * Since: _____
Monthly Rent (\$): _____ * Reason for moving: _____
Move-In Date: _____ * Move-Out Date: _____

Previous Residence Landlord Information:

Landlord Mtg. Co.: _____ Address: _____
City: _____ State: _____
Zip: _____ Phone: _____
Email: _____

Have you or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense? yes no

If yes, please explain:

Please Tell Us about Your Job (please attach proof of income):

Present Employer

Name:	* Business address:	
* City:	* State:	* Zip:
Phone No:	* Position:	
Supervisor:	* Monthly Income:	
From (Start Date):	* To (End Date):	

Previous Employer

Name:	* Business address:	
* City:	* State:	* Zip:
Phone No:	* Position:	
Supervisor:	* Monthly Income:	
From (Start Date):	* To (End Date):	

Please Give Us The Following Information:

Emergency Contact

* Name:	Address:	
* City:	* State:	* Zip:

Automobile 1st Car

* Year:	Make:	
* Model:	* Color:	
* Tag #:		

Automobile 2nd Car

* Year:	Make:	
* Model:	* Color:	
* Tag #:		

Please List all other occupants and children

Name:	Age:	
Name:	Age:	
Name:	Age:	
Name:	Age:	

Bank Reference

Bank name:	Location:	
City:	* State:	* Zip:

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 and or Management Company. 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 \$_____ as a NON REFUNDABLE APPLICATION FEE for costs, expenses and fees in processing the application. APARTMENT DEPOSIT AGREEMENT --Applicant has deposited an "APARTMENT DEPOSIT" of \$_____ in consideration for taking the dwelling 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 apartment is taken the "APARTMENT DEPOSIT" shall be applied toward the security/damage deposit. If applicant is approved, but fails to enter into the lease within 3 days of verbal and/or written approval and/or take possession after lease signing, the FULL "APARTMENT 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 "APARTMENT 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

Applicant Signature: _____

Date: _____

(one application for each adult 18 or older applying to live in home.)

All Applications must be accompanied with a clear copy of Photo ID

(Drivers License, Passport, etc.)

All Move In monies due must be in certified funds!

Are you a member of the Armed Forces? yes no

If yes, are you active or reserve?

RESIDENT SELECTION CRITERIA

**Application fee \$50 per adult or \$80 per married applicants (certified funds) made payable to Thomas Kay Realty, Inc. (mail to PO Box 236306, Cocoa, Florida 32923)
email: nancy@propertiesforrentbrevard.com or 321-632-4065**

1. All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. A Non refundable application fee will be required for all adult applicants. Applicant 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 that contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years may require a higher deposit.
4. Self employed applicants may be required to produce upon request 2 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 offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", 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 additional security deposit. Fees and deposits are waived for medically necessary pets.

9. A minimum non-refundable property preparation fee may be charged at to the Resident(s) at time of leasing the property. It will be used at the end of your lease term to cover any needed cleaning, carpet cleaning and rekeying. Other mandatory minimum fees for cleaning, carpet cleaning, rekeying etc may be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, re keying etc that exceed this non refundable property preparation fee or minimum fees.

10. Applicants 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 require a higher security deposit and or additional prepaid rent.

11. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.

12. We may 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.

13. 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.

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 and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

Name: _____

Date: _____

Name: _____

Date: _____

each applicant must sign

BY TYPING YOUR FULL NAME IN THE FIELD BELOW, SELECTING 'ACCEPT TERMS' AND CLICKING ON SUBMIT, YOU ARE STATING THAT ALL INFORMATION ENTERED ON THIS APPLICATION IS TRUE, TO THE BEST OF YOUR KNOWLEDGE YOU ALSO GIVE REAL PROPERTY MANAGEMENT PERMISSION TO HAVE ALL INFORMATION VERIFIED, INCLUDING CREDIT, EMP-LOYMENT, INCOME, BANK ACCOUNT, RENTAL HISTORY AND CRIMINAL BACKGROUND INFORMATION. YOU FURTHER AGREE THAT A PHOTOCOPY OF THIS AUTHORIZATION MAY BE ACCEPTED.

Accept Terms:

*FULL NAME: _____