

SAMPLE ONLINE APPLICATION START PAGE/APPLICATION INSTRUCTIONS

Before you begin:

Please be prepared to pay the application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid form of identification, proof of income and at least 3 years of residential history. Each resident over the age of 18 must submit a separate rental application. Application fees are non-refundable.

-Valid form of identification can be a state issued license or passport.

-Proof of monthly income is required to be at least two and half (2.5) times the monthly rent amount based on net pay. Income can be shown in the form of pay stubs or bank statements showing deposits directly from your employer. Please provide 2-3 months worth of documentation. If self-employed, 2-3 years of tax documents will be required. We will combine the monthly income of all applicants to prove income is sufficient.

Please note cash deposits or transfers between bank accounts will not be accepted as a form of income

-Residential History- you must be prepared to provide 3 years of residential history as well as contact information for your rental references. Applicants with any evictions or rent owed to previous landlords are subject to denial.

-Animals - We strive to help ensure mutual accountability and responsibility for the benefit of all our residents and tenants. It's imperative that ALL our residents and tenants fully understand and acknowledge our pet and animal-related policies. This also includes residents and tenants that do not own a pet or animal. We require EVERYONE to complete a third-party screening and review process after the initial approval process. This quick and easy process ensures we have your pet and animal-related policy acknowledgments, pet/animal history and records, and legal attestation of truthfulness and accuracy on file. For tenants that do not have any pets/animals there are no fees associated. For tenants with pets/animals there is a \$20 fee for the first pet and \$15 for each additional pet/animal.

-Credit score/content of credit report & criminal history will also be evaluated when processing the applicant's screening report.

Applications are processed on a 1st come, 1st serve basis once the application is marked "complete". Applications are not considered "complete" until all the above documentation is submitted and the application fee has been paid thru our website.

Application fees are non-refundable. **Application fee: \$75.00**



1123 Florida Ave., St. Cloud, FL 34769

Office - (321)222-9262 Fax – (321) 275-4796

TENANT CRITERIA

Each person 18 years of age or older that will be residing in the property is required to complete a separate rental application and to be listed on the lease.

To qualify for a property, the following items will be considered:

- Credit history
- Household income should be at least 2.5-3 times the monthly rent and must be verifiable
- Must have satisfactory rental references from at least two prior landlords or for at least the past two years. If you have ever been evicted or sued for any lease violation, we will reject your application. Negative accounts with previous landlords or management companies are also subject to denial.
- The criminal background check is the last step in our screening process. If applicant meets all other criteria then we will perform a criminal background check. We will not approve applicants with the following information in their background screening:
 - Crimes against children
 - Violent or drug related felonies
 - Felonies committed within the last 10 years, imprisonment for felonies within the last 5 years
 - Crimes against landlords or rental properties
 - Convictions or pleas to any crime involving metal theft, vandalizing properties, or otherwise damaging properties
 - Arson convictions or pleas
- No Current Chapter 13 Bankruptcies, Chapter 7 Bankruptcies must be discharged a minimum of a year.