SAMPLE ONLINE APPLICATION START PAGE/APPLICATION INSTRUCTIONS

Before you begin:

PLEASE BE SURE TO REVIEW ALL APPLICATION REQUIREMENTS PRIOR TO SUBMITTING APPLICATIONS AS FEE IS NON-REFUNDABLE. FAILURE TO PROVIDE REQUIRED DOCUMENTATION MAY RESULT IN DENIAL. PLEASE BE SURE TO READ ALL INFORMATION LISTED ON THIS PAGE PRIOR TO SUBMITTING.

NOTICE TO ALL APPLICANTS
We want your application to succeed, and we verify the information and documents submitted with every application. Please make sure everything you provide is accurate, authentic, and submitted by or with the authorization of the person identified in the application.

Under §817.537, Florida Statutes, a person who knowingly and willfully obtains possession of a residential dwelling by making a materially false written statement concerning the person's identity, presenting forged, fictitious, or counterfeit documents, or impersonating another person commits a felony of the third degree. Covered documents include, but are not limited to, driver licenses, identification cards, bank statements, and pay stubs. Under §83.56, Florida Statutes, fraudulent entry in violation of §817.537 is grounds for termination of the rental agreement without an opportunity to cure.

If anything in your application needs to be corrected, please correct it before submitting the application. Honest applications are always welcome. 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 current income and at least 3 years of residential history.

Each resident 18 or older must submit a separate rental application.

Application fees are non-refundable.

Please note if applying with a co-signer a double security deposit will be required; co-signers are utilized for credit concerns- applicants residing at the property must be able to meet income requirement on their own.

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

- Income must be current. 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- both may be required to reconcile information. Please provide the most recent 3 FULL months worth of documentation. *Please note unemployment, cash deposits, mobile app deposits or transfers between bank accounts will not be accepted as a form of income *Cash deposits will require further verification if accepted and at a minimum a double security deposit will be required

We will combine the monthly income of all applicants to prove income is sufficient. If relocating, job security must be verified with employer and may require higher deposit. -Employment verification form will be sent to the contact you list on the application- please be sure this information is accurate to expedite the return. We advise notifying your employer that they will be receiving this form to confirm they will complete as we allow 48hrs to return. CFRMgmt will not pay any fees associated with performing an employment verification.

Any new employment (less than 90 days) may be subject to higher deposit if application is approved.

-If self-employed, business must be registered. Six months of bank statements & 2 years of tax documents in the business name will be required. *Please note unemployment, cash deposits, mobile app 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. Rental verification form will be sent to the contact you list on the application- please be sure this information is accurate to expedite the return. We advise notifying your landlords that they will be receiving this form to confirm they will complete as we allow 48hrs to return. CFRMgmt will not pay any fees associated with performing a rental verification.

-Pets/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. 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 fee to submit. Please be sure to upload a photo of the animal with your application and review marketing description for pet restrictions.

-Credit score/content of credit report & criminal history will also be evaluated when processing the applicant's screening report. Applicants with active or less than one year discharged Chapter 13 or Chapter 7 Bankruptcies are subject to denial. Inquire with management on any criminal history concerns.

- Applications are processed on a first come, first 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

-Properties are taken AS IS unless otherwise stated. All properties have a mandatory cleaning fee to be deducted from security deposit upon move out.

*SEPTIC properties have a mandatory pump/empty fee to be deducted from security deposit upon move out

CENTRAL FLORIDA REAL ESTATE MANAGEMENT

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TENANT CRITERIA

Each person 18 years of age or older that will be residing in the property is required to complete a seperate 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 (cash deposits will require further verification if accepted and at a minimum a double security deposit will be required)
- 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 one year.

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