

RENTAL APPLICATION

Only clean, responsible people who pay rent on time need apply. All information will be professionally verified. Any questions that are not answered will cause this application to be incomplete and may cause this application to be rejected. This application is for qualification purposes only and does not in any way guarantee the applicant that they will be offered this property. All adult occupants must complete an application.

In addition to other criteria, we normally do not accept as tenants/residents: convicted felons, people with current collections or delinquent accounts, people who have been evicted within the past 24 months, people with less than 24 months of verifiable rental or homeownership history, people with less than 24 months of steady monthly income, people whose combined monthly income (after deductions) is less than 3 times the rent amount, people with dangerous dogs or multiple animals.

WE TRY TO WORK WITH ANY ISSUES YOU MAY HAVE, SO PLEASE TALK TO US.

Location of property you desire to rent: _____

How did you hear about this property? _____

Desired move in date: _____ How long do you intend to stay? _____

Full Name(s): _____

Any other names you have used: _____

Social Security #: _____

Driver's License / ID#: _____

Date of Birth: _____

Present Address: _____

Telephones: (Home) _____ (Cell) _____

How long have you resided at your present address? _____ Email address: _____

Name of Current Landlord: _____ Telephone: _____

Current Monthly Rent: \$ _____ Why are you moving? _____

Prior Address: _____ How long? _____

List all Prior Landlords in the past five years:

(1) Name: _____ Telephone: _____

(2) Name: _____ Telephone: _____

(3) Name: _____ Telephone: _____

Name of Employer: _____ Position: _____

How long? _____ Telephone number to verify employment status: _____ Income sources other than

employment: _____ Monthly income (after deductions) \$ _____

Name of Employer: _____ Position: _____

How long? _____ Telephone number to verify employment status: _____ Income sources other than

employment: _____ Monthly income (after deductions) \$ _____

Personal References (Local if possible and include address and phone number):

Relative/Emergency Contact (including non-payment of rent): _____

Other: _____

Other: _____

Credit References (Bank Accounts/Brokerage Accounts/Credit Cards/Other Accounts or Loans, include name and phone number):

(1) : _____

(2) : _____

(3) : _____

How many people plan to reside in premises? _____ Information on any children (need full names, social security numbers, and dates of birth): _____

Do you have any animals or pets (all types – dogs, cats, hamsters, ferrets, birds, reptiles, fish, etc.)? _____
If yes, please give breed, color and weight of each animal (if applicable)? _____

How many vehicles will be parked on premises? _____

Vehicle Make/Model: _____ Year: _____ Color: _____ Tag #: _____ State: _____
Vehicle Make/Model: _____ Year: _____ Color: _____ Tag #: _____ State: _____

- Do you have a waterbed? () Yes () No
- Are you applying with us under a Section 8 / government housing program? () Yes () No
- Are you a member of the United States Armed Forces on active duty or state active duty, the Florida National Guard, or the United States Reserve Forces? () Yes () No
- Have you ever owned any real estate? () Yes () No
- Have you or anyone that will be occupying the property ever been arrested for, convicted of, put on probation for, pled guilty or no contest to, been involved in, had adjudication withheld for, or have current charges pending for a misdemeanor, felony, or crime of any type? () Yes () No
- Have you ever had an eviction filed against you? () Yes () No
- Have you ever been asked to leave by your current or previous landlord? () Yes () No
- Did you have any issues with you current or previous landlord? () Yes () No
- Have you ever broken a rental or lease agreement? () Yes () No
- Do you know of anything that could interrupt your income or ability to pay rent? () Yes () No
- Have you ever been through foreclosure, filed for bankruptcy, or had a vehicle repossessed? () Yes () No
- Do you have any credit problems, collections, delinquent bills, or pending lawsuits against you? () Yes () No

- We will pull a credit, criminal, and background check on you. Please explain any "Yes" answers: _____

Are there any other factors you wish us to consider in processing your application? _____

Disclosures: (1) Sand Dollar Realty Group, Inc. is a Florida licensed real estate brokerage. Robert Arnold, Jr. is a Florida licensed real estate broker. (2) The following credit reporting agencies are used: Equifax, Experian, and/or TransUnion. The credit agency does not make any decisions as to the applicant's qualifications. Applicant has the right to get a copy of the credit report, to dispute the report, and add their own "consumer statement" to their report. (3) If applicant is rejected based on their credit history, applicant has the right to submit a written request to landlord or their agent for disclosure of the reason. (4) Applicant is highly recommended to make a copy of this application for their own records. (5) We do business in accordance with the Federal Fair Housing Law and state and local fair housing laws and ordinances. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. (6) Privacy policy: Information on this form will not be shared with non-related 3rd parties except landlords, credit bureaus and agencies, and real estate brokerages and their agents involved with this transaction.

Upon return of a completed application, each applicant must present to landlord or their agent the following:

- (1) A copy of applicant's government issued photo identification (i.e. driver's license, state or military ID, passport);
- (2) Social security card or sufficient proof of social security number;
- (3) Most current paycheck stub or written proof of monthly income (i.e. recent bank statement); and
- (4) **A \$250.00 holding deposit** payable by cash, money order, or certified funds.
- (5) For all children, applicant needs to provide the full name, social security number, date of birth, and government issued photo identification or written proof confirming their identity.

Holding deposit terms and conditions: If applicant(s) is turned down by landlord, the holding deposit will be refunded less a \$30.00 per person application fee. Otherwise the holding deposit (less the \$30.00 per person application fee) will be applied towards applicant's security deposit. If applicant (a) decides for any reason not to rent the property, (b) puts false or incorrect information on this application, or (c) is approved by landlord and fails within 5 calendar days to sign a rental agreement and provide landlord the full balance of a security deposit by cash, money order, or certified funds; the landlord may at their discretion retain the holding deposit and rent the property to other parties. By signing this application, applicant(s) understands and agrees to the above terms and conditions involving the holding deposit.

Written authorization: Applicant(s) hereby authorizes the landlords, their agents, and their successors and/or assigns to conduct an employment, credit, criminal, rental history, and/or other background checks and to verify our references in the following situations: (1) to evaluate applicant(s) before or during a tenancy, and (2) in regards to any matters involving a tenancy or moneys owed to landlords. Applicant(s) warrant that the information on this application is true and correct to the best of their knowledge. 3rd parties are hereby permitted to release information to landlord and their agents including Sand Dollar Realty Group, Inc. Processing time for applications is normally 3 to 5 business days.

Applicant's Signature: _____
Printed Name: _____ **Date:** _____

Applicant's Signature: _____
Printed Name: _____ **Date:** _____

RETURN APPLICATION TO: Sand Dollar Realty Group, Inc.
801 W. State Road 436, Suite 2065
Altamonte Springs, FL 32714
Phone: (407) 389-7318 Fax: (407) 389-4418
www.SDRhouses.com rarnold@SDRhouses.com