

Rental Application

- \$150.00 Application Fee (bank check) per each adult applicant and is non-refundable. ALL ADULTS MUST COMPLETE APPLICATION. (*This is an association mandate.)
- Deposit – A security Deposit will remove property from the rental market.
- If the move-in date is in less than 14 days, all deposits must be paid with certified funds.
- Any false information will constitute grounds for rejection of the application, termination of a lease, and retention of money tendered to the Landlord as liquidated damages.
- Property is accepted in its “AS IS” condition before acceptance of the application.
- The pet fee is \$300 on Pet Approved Properties and is non-refundable (complete pet application).
- Your credit history, criminal history, and eviction search will be checked.
- Any credit history or criminal history containing recent convictions, recent evictions or bankruptcy filings may be grounds for rejection of application.
- All our properties are strictly NON-SMOKING properties.
- No waterbeds or water-filled furniture.
- Tenant must carry renter’s insurance policy (and we will need a copy of the policy.)

Property Address: _____

Contemplated Lease Term: _____ Contemplated Move-in Date: _____

How was Applicant referred to Landlord? _____

Real Estate Company & Agent’s Name: _____ at (phone) _____

Applicant

Co-Applicant

1. Name: _____

1. Name: _____

Phone: (hm) _____ (wk) _____

Phone: (hm) _____ (wk) _____

Soc. Sec. #: _____ Date of Birth: _____

Soc. Sec. #: _____ Date of Birth: _____

Driver’s Lic. #: _____ State: _____

Driver’s Lic. #: _____ State: _____

E-Mail Address: _____

E-Mail Address; _____

2. List All Residences for Last 2 Years (start w/ current residence):

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Address _____ Apt. _____

Address _____ Apt. _____

City, St., Zip _____

City, St., Zip _____

Move-In Date _____ Move-Out Date _____

Move-In Date _____ Move-Out Date _____

Landlord or Manager: _____

Landlord or Manager: _____

Phone: _____ Rent \$ _____

Phone: _____ Rent \$ _____

Address _____ Apt. _____
City, St., Zip _____
Move-In Date _____ Move-Out Date _____
Landlord or Manager: _____
Phone: _____ Rent \$ _____

Address _____ Apt. _____
City, St., Zip _____
Move-In Date _____ Move-Out Date _____
Landlord or Manager: _____
Phone: _____ Rent \$ _____

Address _____ Apt. _____
City, St., Zip _____
Move-In Date _____ Move-Out Date _____
Landlord or Manager: _____
Phone: _____ Rent \$ _____

Address _____ Apt. _____
City, St., Zip _____
Move-In Date _____ Move-Out Date _____
Landlord or Manager: _____
Phone: _____ Rent \$ _____

3. Current Employer: _____

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Address: _____

Address: _____

Supervisor's Name: _____

Supervisor's Name: _____

Phone _____ Mo. Income _____

Phone _____ Mo. Income _____

Position: _____

Position: _____

Length of Employment: _____

Length of Employment: _____

Previous Employer: _____

Previous Employer: _____

Address: _____

Address: _____

Supervisor's Name: _____

Supervisor's Name: _____

Phone _____ Mo. Income _____

Phone _____ Mo. Income _____

Position: _____

Position: _____

Dates of Employment: _____ (begin) _____ (end)

Dates of Employment: _____ (begin) _____ (end)

4. Bank at which checking account is located: _____ Phone _____ Acct. No. _____

Bank at which savings account is located: _____ Phone _____ Acct. No. _____

5. Name all other persons who will occupy the Property:

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

7. List all vehicles to be parked on the Property (cars, trucks, trailers, recreational vehicles, motorcycles, boats, etc.):

Type _____ Year _____ Make _____ License No./State

Type _____ Year _____ Make _____ License No./State

Type _____ Year _____ Make _____ License No./State

8. Will there be any pets on the Property? ___Yes ___No

Number of Pets: _____

Type: _____ Breed: _____ Weight: _____ Age: _____ Gender: _____

Neutered? _____ De-clawed? _____ Rabies Shot Current? _____

Other (e.g. fish, birds, reptiles, etc.) and explain in which kept:

9. Write Yes (Y) or No (N): Has Applicant(s) or any other occupant ever: been evicted? _____; filed bankruptcy? _____; lost property due to foreclosure? _____; had any credit problems? _____; been convicted of a misdemeanor or felony? _____. If the answer to any of the preceding questions is Yes, explain (attach additional sheets if necessary)

10. If Applicant is a member of the Armed Forces: Has Applicant requested or received military orders transferring Applicant within one year? ___Yes ___No Is Applicant presently serving temporary orders limiting Applicant's stay to one year or less? ___Yes ___No

11. Will any person be signing a Lease Guaranty? ___Yes ___No Name: _____

Relationship: _____ Phone (hm) _____ (wk)

(fax) _____ Address: _____ City, State, Zip: _____

12. In case of emergency, notify:

Relationship: _____ Phone (hm) _____ (wk)

Address: _____ City, State, Zip: _____

13. Additional Information: _____

14. References: Please provide 3 references:

Name: _____ Phone: _____

Address: _____ City/State/Zip _____

Relationship: _____ How long have you known them? _____

Name: _____ Phone: _____

Address: _____ City/State/Zip _____

Relationship: _____ How long have you known them? _____

Name: _____ Phone: _____

Address: _____ City/State/Zip _____

Relationship: _____ How long have you known them? _____

Representation: Applicant and Co-Applicant represent that the above statements are true and complete. Providing false information is grounds for rejection, termination of a lease, and retention of money tendered to Landlord as liquidated damages.

Authorization: Applicant and Co-Applicant authorize Landlord or Landlord's broker to: (1) obtain a copy of any consumer or credit report related to this application; and (2) verify any rental history, employment history, or any other information related to this application; and (3) discuss information in the consumer report with Landlord and Landlord's broker.

Fees and Deposits: Applicant has submitted with this Application the following to Landlord:

___ (a) a non-refundable fee of \$100 per adult (who will occupy the property) to Landlord for processing and reviewing this Application.

___ (b) an Application Deposit of one month's rent (Security Deposit) in accordance with the attached Agreement for Application Deposit.

Disclosures:

We require the following for approval to reside in one of our rental properties.

Rental / Mortgage History:

- Applicant must have 24 or more month’s verifiable rental or mortgage history during the past 3 years.
- Applicant must have no lease violations requiring legal notice.
- Applicant must not receive a “NO” answer to question “would you re-rent to this tenant?”

Credit History:

- Applicant must have a satisfactory credit rating report obtained from a major credit bureau.

Criminal History:

A criminal records background check will be obtained on every applicant. Felony or misdemeanor convictions may constitute grounds for rejection of application.

Eviction/Broken Lease:

Applicant must not have been evicted or moved out without notice from any residence within the past five (5) years.

Rental Fee Schedule

Tenant Application \$150.00 (per tenant)

Pet Fee \$300.00 (nonrefundable)

Security Deposit Payable with Lease Application Acceptance

Please submit a copy of your Driver’s License

By signing this form, I am verifying that I have read this rental policy and rental application and agree with the terms in its entirety.

Applicant Signature	Print Name	Date
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Applicant Signature	Print Name	Date
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FOR LANDLORD'S USE ONLY

1. Applicant was notified of ____ approval; ____ non-approval; on (date): _____
 by: ____ telephone; ____ U.S. Mail; ____ fax; ____ in person.

2. Names of person(s) to whom above notice was actually given: _____
 by: _____

Release of Information for Each Applicant

I, the undersigned, so hereby authorize Nichole Willey and Castle Management Group to conduct a credit and background investigation on me for the purposes of determining my suitability for leasing a property. This authorization is for the release of any and all information pertaining to me including but not limited to the following:

1. Law enforcement agencies, military authorities, motor vehicle bureaus, institutions and courts of law and credit checks.
2. Pervious or current employers concerning my dates of employment, positions, title, work habits, general character, wages/salaries/commissions/bonuses, disciplinary actions and reasons for leaving.
3. Previous landlords, references, and references from references.

HOLD HARMLESS RELEASE

I hereby consent to this background and credit investigation and release and hold harmless Florida Gulf Coast Group employees and agents, Keller Williams Realty employees and agents, law enforcement agencies, credit reporting agencies, state and federal agencies, present and/or past employers, landlords and all officers and employees that shall provide information to the home owner and management company, upon request, for and again, any and all claims, suits and expenses arising from or related to the content, validity or handling of said reports.

_____ Name (Printed)		_____ SSN	
_____ Maiden Name/Former Name		_____ Date of Birth	
_____ Driver's License #	_____ State		
_____ Current Address	_____ City	_____ State	_____ Zip
_____ Previous Address	_____ City	_____ State	_____ Zip
_____ Signature of Applicant		_____ Today's Date	