

Rental Application

Fannie Hillman + Associates, Inc.

(407) 644-1234

Before you begin:

ALL APPLICATION FEES ARE NON-REFUNDABLE

WE REQUIRE AN APPLICATION FROM ANY PERSON 18 OR OLDER THAT WILL OCCUPY THIS PROPERTY

Application Fee is \$75 per Person 18 years of age or older,

All Persons Over the Age of 18 Must Fill Out a Separate Application & if approved, must sign the lease.

If the start of the lease involves a proration of rent for a portion of a month, you will be required to pay a full months rent at beginning of lease and the prorated portion will be paid the beginning of the next month.

There may or may not be multiple applications in process on any property at any given time.

BEFORE WE CAN BEGIN PROCESSING -----

FROM EACH APPLICANT WE WILL NEED SUBMITTED ALONG WITH YOUR APPLICATION:

Copy of Driver License (or passport)

At least 2 paystubs & 2 years W-2's, or tax returns

At least 3 years residency/rental history

At least 3 years of employment history, to include current employer or the future employer if you are relocating.

A list of vehicles: AUTOS, BOATS, MOTORCYCLES, RECREATIONAL VEHICLES, ETC., with year-make-model that you plan to keep at property PLEASE UPLOAD with your application.

PLEASE be sure to fill out application completely - fill in "n/a" if something does not apply to you. It could delay the application if you don't.

ATTENTION: IF ADDITIONAL FORMS & SIGNATURES ARE REQUIRED TO VERIFY INFORMATION YOU AGREE TO ASSIST US AND PROVIDE TO YOUR PROPERTY MANAGER IN A TIMELY MANNER.

RESIDENT SELECTION CRITERIA

1. All Adult applicants 18 or older must submit a fully completed, dated and signed application and pay fee.

Proof of identity required (please submit copy of current Driver License, official photo ID or passport).

Applicant may be required to be approved by a condo/HOA and may have to pay an additional application fee/security or damage deposit to said Association. APPLICATION FEES ARE NON-REFUNDABLE.

2. A minimum of 3 years rental/housing history is required. A good Credit score is desired, credit history and Civil Court Records should not contain "slow/late payments", judgments, collections, liens, or bankruptcy within the last 5 years. History should contain no eviction activity. Previous rental history should reflect timely payment, sufficient notice to vacate, no complaints regarding noise, disturbances or illegal activities. No paid NSF checks and no damage to property or failure to leave property in good clean condition upon vacating premises.

3. Employment/Income verification for past 3 years is required to include current employer and future employer if relocating. Applicants will be required to show proof of income; if W-2 employee at last 2 months of paystubs & last 3 years W-2's; if self-employed last 2 years of 1099's and/or tax returns; non-employed applicants must provide verifiable proof of income; all sources of income must be verifiable.

4. Typically applicants should have a gross income of at least 3 times the monthly rent. Requests regarding any exceptions to our company's criteria will need to be submitted in writing to agent to be presented to the owner/landlord. If approval is then given for such exception, it may require additional security deposit; additional/up front rent payments or may require a co-signer.

5. Criminal records should not contain convictions for crimes (misdemeanors or felonies) involving violence, assault & battery, drugs, firearms, any criminal history may require explanation or documentation. NO SEXUAL OFFENSES – EVER. In the event a record comes back as "adjudication withheld", "nolle prosee", or "adjudication deferred", further documentation may be required. Applicant could be denied on this basis.

6. Pets (if permitted) will require written permission from landlord to be included in lease document, an addendum to the lease. A non-refundable pet fee will be required. (Multiple fees if Multiple Pets) Fees are waived for medically necessary pets (require proof/documentation).

7. Applicants will be required to pay a security deposit at the time of Application Approval. A minimum amount of one month's rent, some properties are higher. We reserve the right to require a higher security deposit and or additional prepaid rent.

8. We may require a 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 lease, the applicant shall be refunded this deposit. In the event the application is approved and applicant signs lease, this deposit will be applied to the required security deposit.

9. Fake Service Animals/Internet Certified Service Animals and Internet Certified ESA - Florida Statue: 413.08 (9)- A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a service animal and being qualified to use a service animal or as a trainer of a service animal commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

You may not be asked for an explanation of anything - we strongly urge you to "explain" anything in writing when submitting your application.

Application Processing Typically Takes 3 to 5 Business Days, But Can Change Without Notice.

We Must Receive the Security Deposit Approximately 48 Hours After Notice of Approval.

After Lease is Made Available, You will Have 48 Hours to Sign Lease & Return to Us.

PLEASE READ "Terms of the Application Agreement & Summary of Your Rights Under The Fair Credit Reporting Act." AT THE END OF THIS APPLICATION BEFORE YOU SIGN.

Application fee: \$75.00