

Rental Application Terms of Agreement

Fannie Hillman + Associates, Inc.

(407) 644-1234

Terms of Application Agreement

The following Application Agreement will be signed by all applicants prior to signing a lease contract. While some of the information below may not yet be applicable to your situation, there are some provisions that may become applicable prior to signing a lease contract. In order to continue with this online application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

1. Application Fee (nonrefundable) - You have delivered to our representative an application fee in the amount indicated below, this payment partially defrays the cost of administrative paperwork. It's nonrefundable.
2. Application Approval - Upon notice of application Approval, you will be required to place the Security Deposit with Fannie Hillman + Associates, Inc. as a "Good Faith Gesture" within 2 days of notice of approval. It is refundable until all parties sign the lease. After security deposit is placed with us, the attorney will be notified to prepare the lease for the property.
3. If You Fail to Sign Lease Contract After Approval - Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 2 days after we provide the lease in person or by email, or otherwise. If you or any co-applicant fails to sign as required, property may be leased to another party and any security deposit will be refunded.
4. If You Withdraw Before Approval - If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we will retain all application fees and the parties will then have no further obligation to each other.
5. Completed Application - An Application will not be considered "completed" and will not be processed until all of the following have been provided to us: a separate Application has been fully filled out and signed by you and each co-applicant;(anyone 18 years of age or older to reside at property at anytime) an application fee has been paid to us for each applicant. All applicable documentation requested in "Application Instructions" has been provided.
6. Approval/Non-approval - While most applications are processed in 5 days or less. We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by email or telephone unless you have requested that notification to be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
7. Extension of Deadlines. If the deadline for security deposit, signing, approving, or re-funding under paragraphs 2, 3, or 6 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to 5pm of the next business day.
8. Notice to or from Co-applicants - Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.

9. Keys or Access Devices - We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full. (3) all applicable utilities have been turned on in the tenants name.

10. Prorated Rent - 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 prior to occupancy, and the prorated portion will be collected the beginning of the next month.

11. Your signature on the application acknowledges that you have downloaded a copy of the "Protect Your Family From Lead In Your Home" brochure required in the State of Florida for any residence built prior 1978, from our website at www.fanniehillman.com . (Navigate to our "RENT" page)

12. Signature - Our receipt of this application is consent only to this Application Agreement. It does not bind us to accept an applicant or to sign the proposed Lease Contract.

A Summary of Your Rights Under the Fair Credit Reporting Act, can be found by clicking [here](#).

Washington State applicants only: You also have the right to request from the consumer reporting agency a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

New York/Maine applicants only: You have the right to inspect and receive a copy of any investigative consumer report requested by the Landlord by contacting the consumer reporting agency identified directly. You may also contact the Company to request the name, address and telephone number of the nearest unit of the consumer reporting agency designated to handle inquiries, which the Company shall provide within 5 days.

California applicants or residents only: By signing this application, you also acknowledge receipt of the NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW. Please contact the consumer reporting agency if you would like to receive a copy of an investigative consumer report or consumer credit report at no charge if one is obtained by the Company whenever you have a right to receive such a copy under California law.