



RENTAL/LEASE POLICIES

THE FOLLOWING POLICIES ARE ESTABLISHED TO ENSURE THAT ALL PROSPECTIVE APPLICATIONS FOR A PROPERTY PROCESSED BY RENTAL MARKETING SOLUTIONS WILL BE TREATED EQUALLY.

Please read the following policies. If you feel you meet the guidelines for qualifying, we encourage you to submit an application. Please be advised that the following guidelines are for general information only. A number of criteria is used to evaluate an application. Owners reserve the right to evaluate individual circumstances used to make a final decision. In some cases alternative procedures can be used to approve an application. It should be noted that the owner of the property has the final authority for the decision made. We strictly adhere to Fair Housing Laws and do not discriminate against any federally protected class or handicap.

Applicants

- Each person eighteen (18) years of age or older must complete and sign an application and only the applicants may reside in the property.
- If a co-signer is necessary, the co-signer must also complete and sign an application. The acceptance of a co-signer is not normal policy and is subject to individual approval or denial by Rental Marketing Solutions and/or it's clients.
- To be processed and considered, a non-refundable processing fee must accompany applications.
- The applications will not be considered with any missing or false information.

Processing Fees

- \$50.00 non-refundable processing fee (per applicant) will be collected (cash, money order and credit cards only).
- "Holding Deposits" are accepted. Such "Holding Deposits" are applied to the Security Deposit when approved applicants sign a lease agreement. **If the applicant is not approved the "Holding Deposit" is refunded. The "Holding Deposit" is NOT refunded if the applicant is approved and chooses not to rent the property.**

Credit Criteria

- Rental Marketing Solutions will obtain a credit report for each applicant and co-signer eighteen (18) years of age and older. Reports supplied by applicants **will not** be accepted.

Identification

- A Copy of your **Driver's License/Government Issued Photo ID** must be provided at the time of application.

Conditions of Move-In

- Lease signing is available Monday through Friday 10 am to 6 pm and Saturday by appointment only.
- All utilities, when applicable, must be transferred into the resident's name as of the date of possession.
- Security deposit and first month's rent are to be paid in certified funds or cash, and lease must be fully executed before keys are provided.

*****NOTE: Some Properties do not allow pets. RMS must get Pictures of those who do, no exceptions!*****

I have read and agree to Rental Marketing Solutions Rental/Lease Policies

Tenant

Date

**Rental Marketing Solutions, LLC
4700 9th Ave N St Petersburg, FL 33713
Off: 727-821-1999 Fax: 727-521-8783**

An Equal Housing Company

Equal Housing Opportunity

RENTAL MARKETING SOLUTIONS
RENTAL APPLICATION
Equal Housing Opportunity

The undersigned hereby makes an application to rent the following property:

RENTAL ADDRESS: _____
Anticipated move date of _____ at a monthly rent of \$ _____ and security deposit of \$ _____

YOUR CONTACT INFORMATION:
First Name _____ MI/Name _____ Last Name _____
Email Address: _____ Home PH# _____
Work PH # _____ Cell Ph# _____ Other PH # _____

PLEASE GIVE RESIDENTIAL HISTORY (LAST 3 YEARS):
Current Address: _____ Apt # _____
City _____ ST _____ Zip _____ Resided From _____ to _____
Owner/Agent _____ Ph# _____
Rent \$ _____ Reason for Leaving _____
Previous Address _____ Apt# _____
City _____ ST _____ Zip _____ Resided From _____ to _____
Owner/Agent _____ PH# _____
Rent \$ _____ Reason for Leaving _____

YOUR REFERENCES (AT LEAST ONE):
Name _____ Address _____
PH# _____ Relationship: _____

Name _____ Address _____
PH# _____ Relationship: _____

OTHERS WHO WILL BE LIVING WITH YOU:
Housemates over 18: _____
Dependents under 18: _____
Pets: type, breed, gender, adult weight _____

PERSONAL INFORMATION:
Date of Birth _____ Social Security # _____ Driver's Lic # _____
Driver's Lic State _____

EMERGENCY CONTACT:
Name _____ Address _____ Relationship _____
Phone # _____

VEHICLES THAT WILL BE ON SITE:
Make/Model _____ Year _____ License plate#/State _____

EMPLOYMENT/INCOME INFORMATION:
Your status: Full Time: _____ Part-time _____ Student _____ Retired _____ Unemployed _____
Employer: _____ Address _____
City _____ St _____ Zip _____ PH# _____
Income \$ _____ per _____ Position _____ Years worked from _____ to _____

Supervisor Name _____ contact person _____ PH# _____

If employed by above less than 12 months, please list name & phone of previous employer or school: _____ How long? _____

If you have other sources of income that you would like us to consider, please list income, source and person (banker, employer, etc.) who we may contact for confirmation . You do not have to reveal alimony, child support or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ per _____ Source/Contact Name: _____

PLEASE DESCRIBE YOUR CREDIT/CRIMINAL HISTORY:

Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform) any obligation of rental agreement or lease? Yes _____ No _____

If yes, please explain _____

Have you had two or more late rental payments in the past year? Yes _____ No _____

Have you ever willfully or intentionally refused to pay rent when due? Yes _____ No _____

Have you ever been convicted of a crime? Yes _____ No _____

If yes, please explain _____

Have you filed suit against a landlord? Yes _____ No _____

If yes, please explain _____

Do you have a water bed, aquarium or any other water filled furniture? Yes _____ No _____

If Yes, please explain _____

Are you a smoker? Yes _____ No _____

If Yes, please explain _____

Have you declared bankruptcy in the past seven (7) years? Yes _____ No _____

ADDITIONAL INFORMATION:

Please give any additional information that might help owner/management evaluate this application:

I hereby apply to lease the above described premises for the term and upon the set conditions above set forth and agree that the rental is to be payable the first day of each month in advance. As an inducement to the owner of the property and to the agent to accept this application, I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, all of the deposit will be retained to offset the agent's cost, time, and effort in procession my application. I recognize that as a part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interview with others with who I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living. The above information, to the best of my knowledge, is true and correct.

Please sign: _____

Name of Applicant

Date

AUTHORIZATION FOR RELEASE OF INFORMATION

I authorize an investigation of my credit, tenant history, banking and employment for the purposed of renting a house, apartment, or condominium from this owner/manager

Name (Please Print)

Signature

Date

A \$50.00 processing fee must be enclosed with this application.

Please make money order or check **payable to RMS** and return entire completed form to:

4700 9th Ave N St Petersburg, FL 33713

Approved YES/NO

\$50.00 Processing Fee Received _____

DATE _____

RENTAL BINDER & DEPOSIT RECEIPT

OWNER NAME : _____

TENANT NAME: _____

Total Collected: _____ Paid in full? _____ Balance due: When? _____

What is money for? Application _____ Deposit _____ Rent _____ Pet Deposit _____
Other _____

CASH ____ MONEY ORDER _____ CASHIER CHECK _____ PERSONAL CHECK ____ CREDIT CARD _____

Property Address:

Notes: _____

Tenant's Signature

Tenant's Signature

Received By: _____

All application fees are non-refundable. Any monies taken for security deposits are refundable if applicant is not approved. The Security deposit is non-refundable if the applicant is approved and chooses not to rent the property.

CIRCLE ONE: PROPERTY MANAGEMENT OR STRAIGHT LEASE