

FLORIDA - HOME - RENTAL

RENTAL APPLICATION PACKET

10485 VIA DEL SOL, ORLANDO, FLORIDA 32817

RENTAL APPLICATION POLICIES AND RESIDENT QUALIFICATION CRITERIA

THE LESSOR / OWNER / MANAGING AGENT OF **10485 VIA DEL SOL, ORLANDO, FLORIDA 32817** DOES BUSINESS IN STRICT ACCORDANCE WITH THE FAIR HOUSING ACT, AND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, CREED, COLOR, SEX, RELIGION, NATIONAL ORIGIN, AGE, DISABILITY, MARITAL STATUS, FAMILIAL STATUS, SEXUAL ORIENTATION, OR ANY OTHER PROTECTED BASIS.

1. A separate Rental Application is required for each adult, eighteen (18) years of age or older, intending to occupy the Premises. A clear and readable photo identification (driver's license, State ID, passport ID, or Other Gov't ID) must be presented with each Rental Application. Each Rental Application must be filled out completely, signed by the applicant and Notarized. Complete Rental Applications include: "Rental Application Policies and Resident Qualification Criteria," "Rental Application Disclosure and Authorization," and "Rental Application." **If the application is being submitted for a full-time student(s)**, the "Rental Application Policies and Resident Qualification Criteria," "Rental Application Disclosure and Authorization," and "Rental Application" **must be** completed by the parent(s) or responsible guardian(s) of the full-time student(s) intending to occupy the Premises and include the Social Security Number (SSN) of the parent(s) or responsible guardian(s).
2. A processing fee of **Seventy-five dollars (\$75.00)** in cash, official bank cashier's check, bank or postal money order (**payable to Mr. Pat Annunziata**) must accompany each Rental Application. Personal Checks are not accepted and will be returned with the unprocessed application. If paid in cash at an open house the exact amount is required. The processing fee is non-refundable. No Rental Application will be processed without a processing fee. Rent, security deposits or other fees are not accepted without an approved Rental Application. Mail completed forms, Rental Application and fee(s) (Do Not Mail Cash) to:

Florida-Home-Rental, LLC
P.O. Box 650506
Fresh Meadows, New York 11365

3. Applicants must provide documentation of U.S. citizenship or immigration status. Applicants must provide their Social Security Number (SSN) or Individual Taxpayer Identification Number (ITIN). Rental Applications from applicants who are not U.S. citizens or who do not have the legal right to be in the United States will be declined. Rental Applications from applicants who are legally in the U.S. but cannot prove that they have the legal right to be in the U.S. through the entire lease term will be declined.
4. Rental Applications from other applicants are accepted until a Rental Application is approved. We cannot guarantee that the property will still be available by the time the Rental Application is processed. If more than one application is submitted before approval can be achieved, than the first qualified applicant will be approved for placement. Remaining applicants will be contacted and notified that a qualified applicant was selected from the rental list.
5. The applicant **is not** applying to rent a unit governed by a Condominium or Homeowners Association, the applicant **will not** be required to submit a separate Rental Application and/or fee to the Association for processing and approval.
6. Applicants, including all others who are applying to rent the Premises as one household unit, must have a combined and verifiable gross income of at least three times the monthly rent or comparable amount if income is tax-free.
7. Reliable documentation and phone numbers, including work fax numbers, for all income sources must be provided. Employment and income will be verified on all applicants. Self-employed applicants may be required to produce upon request the previous year's Tax Return (1040). Non-employed applicants must provide proof of income and/or financial ability. Applicant may, at applicant's discretion, provide payroll check stubs covering a minimum of the last three months as additional documentation to assist in verifying current employment and income. Applicants that are full-time students must submit the Rental Application with proof of financial ability.
8. A credit report from a national credit reporting agency and independent background check will be obtained on all applicants.
9. A history of bankruptcy is cause for rejection of a Rental Application unless the bankruptcy has been fully discharged and the applicant has established a satisfactory credit history for at least two (2) full years after discharge. Also, additional security deposit and/or guarantor may be required at the sole discretion of the Lessor.
10. Applicant must list each state in which residency has been established, including states where the applicant has attended school or received training, worked, or served in the armed forces.



Applicant's Initials: _____




Equal Housing Opportunity

11. Any of the following by any person intending to occupy the Premises is cause for rejection of a Rental Application:
 - Any conviction or adjudication other than acquittal of a sex offense.
 - Any conviction or adjudication other than acquittal of a felony.
 - Any conviction or adjudication other than acquittal of the illegal manufacture or distribution of a controlled substance.
 - A history of illegal gambling; engaging in prostitution; illegal drug use; abuse or mistreatment of animals, or the manufacture and/or distribution of drugs, firearms, explosive devices, or pornography.
 - A history of violence or of threats made to a Landlord, Landlord's agent, neighbors, or others.
 - A history of any eviction actions.
12. Residency must be verified for a minimum of the last twenty-four months with no interruptions. Rental history references must reflect timely payment, appropriate notice of intent to vacate, no complaints regarding disturbances or illegal activities, no history of violence or threats and/or intimidation of others, no NSF checks, no damage to previous rental units, and no failure to leave the premises clean and without damage at the time of lease termination.
13. As per guidance from the United States Department of Housing and Urban Development ("HUD"), maximum occupancy is two persons per bedroom. Persons under two (2) years of age are not included in the count. Lessor prohibits the rental of a single-family dwelling unit to more than three (3) unrelated adults. However, some city or county municipalities prohibit more than two (2) unrelated adults to reside in a single-family dwelling unit, in which case the Lessor will follow the prevailing city or county guidelines. "Unrelated adults" are those persons who are not related to each other by blood or marriage. **The Lessor will make exceptions for full-time students whose parent(s) / responsible guardian(s) will act as guarantor.**
14. The name of all intended occupants must be listed on the Rental Application. Applicants must list every other name or AKA (Also Known As) that has been used for obtaining or attempting to obtain housing, credit, or for any other business purpose.
15. All animals, vehicles of any kind, and water-filled furniture, including aquariums, must be disclosed on the Rental Application, and proof of insurance (FS 83.535) covering Property Owner's interest will be required for any water-filled furniture/ aquariums prior to occupancy of premises.
16. If approved the applicant must sign a Lease Agreement within three (3) business days, and all monies due - rent, security deposit, animal fees, and any other sums due, if any - must be paid in full with certified funds, i.e. official bank cashier's check, bank or postal money order payable to **Mr. Pat Annunziata** (No personal checks accepted) at the time of lease closing and prior to taking possession of Premises. In the event the applicant fails to sign a Lease Agreement within three (3) business days after approval, it will be assumed that the applicant has withdrawn and the Premises will be offered to others.
17. Applicant will be required to pay a security deposit at the time of lease closing in a minimum amount of one month's rent. In Lessor / Owner's sole discretion, a higher security deposit, and/or additional pre-paid rent, and/or guarantors may be accepted in lieu of acceptable credit or landlord history. **A guarantor must complete a Rental Application packet, pay the application fee, and be qualified in order to be a guarantor.**
18. **A sample copy of the Lease Agreement is available on our website at www.florida-home-rental.com. Applicants are encouraged to review the Lease Agreement prior to submitting an application to rent.**
19. Upon approval, I understand it is my responsibility to provide the following - in certified funds, i.e. cashier's check, bank or postal money order payable to **Mr. Pat Annunziata** (no personal checks accepted) - at time of lease closing:
 - a. First Full Month's Rent
 - b. Security Deposit
 - c. Animal Fee (If applicable)

Animals **are not** permitted by the Lessor / Owner. Only service animals (as legally described) and being used in the capacity of service will be allowed on the property. A clear and current photo (print) of each service animal expected to reside on the Premises must be submitted with the application.

All Rental Application information must be complete and verifiable. The processing fee is paid to an independent reporting company for the cost of credit reporting, criminal background checks, employment and rental history to aid in the selection of the most qualified applicant(s). Processing a Rental Application usually takes between two and three business days. Sometimes unavoidable circumstances may cause the process to take longer. All reasonable efforts to verify the information provided will be made. A representative from Florida-Home-Rental, LLC will attempt to contact the applicant if there is a delay in verification. Incomplete or unverifiable information may result in declining a Rental Application. Upon completion of processing the application, the applicant will be notified immediately that the Rental Application has been approved or declined.

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



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10485 VIA DEL SOL, ORLANDO, FLORIDA 32817

RENTAL APPLICATION DISCLOSURE AND AUTHORIZATION

APPLICANT'S NAME (please print clearly): _____

SOCIAL SECURITY NUMBER (SSN) / INDIVIDUAL
TAXPAYER IDENTIFICATION NUMBER (ITIN): _____

NAME OF FULL-TIME STUDENT (IF PARENT OR
GUARDIAN COMPLETING APPLICATION): _____

I, THE UNDERSIGNED APPLICANT, affirm that the information contained in this Rental Application is true and correct. I understand that misstatements, either false or incorrect, may result in rejection of this and any future Rental Application for housing and/or my lease may be held in default and I may be subject to eviction.

I authorize the investigation and release of the information on all statements contained herein, including but not limited to a credit report, rental information, employment verification, income verification, and all public records to Florida-Home-Rental, LLC and the representative of the property which I am applying to occupy. I further agree to hold harmless Florida-Home-Rental, LLC and all information providers on the applicant listed above. I hereby waive any right to action now or hereafter accruing against any person or entity as a consequence of the release of such confidential information.

I understand that due to the Fair Credit reporting Act, I **will not** be furnished with a copy of my credit report. I understand and agree that this Rental Application and any and all work product produced in evaluating this Rental Application is the sole and exclusive property of Florida-Home-Rental, LLC.


The Lessor/Owner/Managing Agent supports fair housing and does not refuse to lease or rent any housing accommodation or property or in any other way discriminate against a person because of sex, sexual orientation, marital status, race, creed, religion, age, familial status, disability, color, national origin, or any other protected basis. It is the policy of the Lessor/ Owner/Managing Agent to waive animal restrictions in a case where a service animal is necessary to accommodate a person with a disability.

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present a health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit. Any radon testing will be at the applicant's expense and must be completed prior to the occupancy date of the Lease Agreement.

Molds are naturally occurring organisms that may or may not present health risks to certain individuals who are exposed to molds over time. Additional information regarding mold and mold testing may be obtained from your County Public Health Unit. Any mold testing will be at the applicant's expense and must be completed prior to the occupancy date of the Lease Agreement.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based hazards in dwellings. Tenants may also receive a federally approved pamphlet on lead poisoning prevention from your County Public Health Unit. The property at **10485 Via Del Sol, Orlando, Florida 32817** was constructed in **1989** and **does not** contain lead-based paint.

The policy of the Lessor is to report any amounts owed at the end of tenancy to a collection agency and/or national credit-reporting agency.

 Applicant's Signature: _____ Date: _____



Equal Housing Opportunity

FLORIDA - HOME - RENTAL

RENTAL APPLICATION

ADDRESS OF RENTAL PROPERTY: 10485 VIA DEL SOL, ORLANDO, FLORIDA 32817

HOW SOON CAN YOU MOVE ? : _____

PERSONAL INFORMATION:

Applicant's Full Legal Name: _____

Maiden Name: _____ N/A

Nickname or AKA: _____

Date of Birth: _____ Social Security # or ITIN: _____

Work Phone: _____ Driver License #: _____ State: _____

Home Phone: _____ Email Address: _____

Cell Phone: _____

PLEASE LIST ALL OTHER PROSPECTIVE TENANTS/OCCUPANTS:

Full Legal Name	Relationship	Party to Lease	Occupant Only	Date of Birth
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	

Please describe all animals, if applicable (include breed, weight, and age of dogs) and attach a **recent photo (print) of each animal to this application.**

No Animals

Animal 1

Dog Breed: _____ Age: _____ Weight: _____ lb. Cat Other: _____

Animal 2

Dog Breed: _____ Age: _____ Weight: _____ lb. Cat Other: _____

Animal 3

Dog Breed: _____ Age: _____ Weight: _____ lb. Cat Other: _____

List any additional animals: _____

Will you have a flotation bedding system ("water bed") and/or aquarium? Yes No

Applicant's Initials: _____

RESIDENCE INFORMATION

Current Address: _____ Apt. #: _____

City, State, Zip: _____

Landlord/Owner's Name: _____ Phone: _____ Fax: _____

Rent Amount: _____ Rented From _____ to _____ Number of residents: _____

Is Your Current Lease Ending ? : Yes No

Was Proper Written Notice Given ? : Yes No When ? : _____

Reason for Moving: _____

Former Address: _____ Apt. #: _____

City, State, Zip: _____

Landlord/Owner's Name: _____ Phone: _____ Fax: _____

Rent Amount: _____ Rented From _____ to _____ Number of residents: _____

Was Your Lease Expired ? : Yes No

Was Proper Written Notice Given ? : Yes No When ? : _____

Reason for Moving: _____

Former Address: _____ Apt. #: _____

City, State, Zip: _____

Landlord/Owner's Name: _____ Phone: _____ Fax: _____

Rent Amount: _____ Rented From _____ to _____ Number of residents: _____

Was Your Lease Expired ? : Yes No

Was Proper Written Notice Given ? : Yes No When ? : _____

Reason for Moving: _____

List all other states in which you have established residency, including states where you have attended school or served in the armed forces: _____

ADDITIONAL RESIDENCE INFORMATION

Have you ever been evicted ? : Yes No

Has an eviction ever been filed against you ? : Yes No

 **Applicant's Initials:** _____



Have you ever moved in order to avoid an adverse action against you ?..... Yes No

Have you ever been denied renewal of a rental agreement ?:..... Yes No

Have you ever refused to pay rent ? : Yes No

Have you ever paid rent late (beyond your grace period) ?:..... Yes No

Have you ever moved before your rental agreement was complete ? : Yes No

Have you ever defaulted on your rental agreement ?:..... Yes No

Have you ever received notice that you were in non-compliance with your rental agreement ?:..... Yes No

Have there been complaints against you for disturbances or illegal activities ?:..... Yes No

Do you have any outstanding balances with your current or prior landlord ? : Yes No

IF YOU ANSWERED "YES" TO ANY OF THE ABOVE ADDITIONAL RESIDENCE INFORMATION QUESTIONS, YOU MAY ATTACH A WRITTEN EXPLANATION TO THIS APPLICATION.

EMPLOYMENT INFORMATION:

Current Employer: _____ Hire Date: _____

Name of Supervisor: _____ Supervisor Phone: _____

Your Position: _____ Monthly **Gross** Income: _____

Other Employment / Source of Income: _____

Contact Person: _____ Contact Phone: _____

Other Monthly Gross Income Amount: _____

Former Employer: _____ Employed: _____ to: _____

Name of Supervisor: _____ Supervisor Phone: _____

Your Position: _____ Monthly **Gross** Income: _____

VEHICLE INFORMATION:

Auto 1 Make/Model: _____ Year: _____ Tag Number: _____ State: _____

Finance Company: _____ Account #: _____ Balance: _____ Pmts: _____

Auto 2 Make/Model: _____ Year: _____ Tag Number: _____ State: _____

Finance Company: _____ Account #: _____ Balance: _____ Pmts: _____

Do You Have Any of the Following?

RV Boat Trailer Other: Please Describe: _____

CREDIT INFORMATION:

Have you ever declared bankruptcy ?:..... Yes No If Yes, when? _____

Are there any judgments, collections or liens against you ?:..... Yes No

IF YOU ANSWERED "YES" TO ANY OF THE ABOVE CREDIT INFORMATION QUESTIONS, YOU MAY ATTACH A WRITTEN EXPLANATION TO THIS APPLICATION.

 **Applicant's Initials:** _____



CRIMINAL HISTORY:

Have you ever been convicted of, or pleaded guilty or "No Contest" to a felony (whether or not resulting in conviction)? Yes No

Have you ever been convicted of, or pleaded guilty or "No Contest" to a misdemeanor involving sexual misconduct (Whether or not resulting in conviction)? Yes No

Were you ever a defendant in an "Order of Protection" petition filed with the court? Yes No

Were you ever a petitioner of an "Order of Protection" filed with the court? Yes No

IF YOU ANSWERED "YES" TO ANY OF THE ABOVE CRIMINAL HISTORY INFORMATION QUESTIONS, YOU MAY ATTACH A WRITTEN EXPLANATION TO THIS APPLICATION.

PERSONAL REFERENCES:

Parent: _____ City: _____ Phone: _____

Relative: _____ City: _____ Phone: _____

Other: _____ City: _____ Phone: _____

Other: _____ City: _____ Phone: _____

BANK REFERENCES:

Bank Name: _____ Account Type: _____ Account #: _____

Bank Name: _____ Account Type: _____ Account #: _____

THIS FORM MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC OR COMMISSIONER OF DEEDS

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

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____ 20 ____, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED

_____, TO ME KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND HE OR SHE ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME, AND THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE.

SIGNATURE OF NOTARY PUBLIC OR COMMISSIONER OF DEEDS: _____

IF YOU HAVE AN OFFICIAL SEAL, AFFIX IT

OFFICIAL TITLE: _____

EXPIRATION DATE OF COMMISSION _____



**SIGNATURE(S) MUST BE WITNESSED BY A NOTARY PUBLIC OR COMMISSIONER OF DEEDS
MAIL COMPLETED FORM(S) AND FEE(S) - DO NOT MAIL CASH - TO: MR. PAT ANNUNZIATA
FLORIDA-HOME-RENTAL, LLC P.O. BOX 650506, FRESH MEADOWS, NEW YORK 11365**