

RESIDENTIAL RENTAL APPLICATION

DATE _____

(initial) The application fee of \$40.00 must be submitted
with each application.

(initial) First month rent, advance rent, and all deposits
must be paid in cash, money order or cashier's check.

(initial) All occupants age 18 and over are required to fill out a residential rental application

OFFICE USE ONLY		#OCC _____
Ad _____		
Beg _____	End _____	
1 st _____	Adv _____	Sec _____
Pet _____	Misc _____	Total _____

ADDRESS OF RENTAL PROPERTY _____

NAME _____ SS# _____ BIRTH DATE _____
(Print) Last First Middle

TOTAL # OF OCCUPANTS _____

List additional occupants:

Name _____	Age _____	Name _____	Age _____
Name _____	Age _____	Name _____	Age _____

DO YOU OWN PETS? _____ HOW MANY? _____ WHAT BREED? _____

HOME PHONE _____ WORK PHONE _____ CELL/PAGER _____

EMAIL _____ HOW DID YOU HEAR ABOUT THIS PROPERTY? _____

RESIDENTIAL HISTORY

PRESENT ADDRESS _____ Apt # _____ CITY, STATE _____ ZIP _____

PRESENT LANDLORD _____ LANDLORD PHONE _____

RENT _____ RENTED FROM _____ / _____ / _____ TO _____ / _____ / _____

REASON FOR LEAVING _____

PREVIOUS ADDRESS _____ Apt # _____ CITY, STATE _____ ZIP _____

PREVIOUS LANDLORD _____ LANDLORD PHONE _____

RENT _____ RENTED FROM _____ / _____ / _____ TO _____ / _____ / _____

REASON FOR LEAVING _____

PREVIOUS ADDRESS _____ Apt # _____ CITY, STATE _____ ZIP _____

PREVIOUS LANDLORD _____ LANDLORD PHONE _____

RENT _____ RENTED FROM _____ / _____ / _____ TO _____ / _____ / _____

REASON FOR LEAVING _____

HAVE YOU EVER HAD AN EVICTION FILED AGAINST YOU? _____ NO _____ YES

IF YES, NAME OF LANDLORD _____ LANDLORD PHONE _____

HAVE YOU EVER BEEN CONVICTED OF A CRIME? _____ NO _____ YES _____

IF YES, PLEASE EXPLAIN _____

DRIVER'S LICENSE or STATE ID # _____ EXPIRATION _____ STATE _____

VEHICLE YEAR _____ MAKE _____ MODEL _____ TAG _____ STATE _____

EMPLOYMENT HISTORY

PRESENT EMPLOYER _____ SUPERVISOR _____ PHONE _____

POSITION _____ LENGTH OF EMPLOYMENT _____ INCOME _____ PER MONTH _____

PREVIOUS EMPLOYER _____ SUPERVISOR _____ PHONE _____

POSITION _____ LENGTH OF EMPLOYMENT _____ INCOME _____ PER MONTH _____

EMERGENCY CONTACTS

NAME _____ PHONE _____ RELATIONSHIP _____

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It is understood that if the Premises are located in Gainesville, Florida, where the Cabot-Kopper's Superfund Site, as determined by the EPA is located, tenant accepts property and further releases, waives, discharges and covenants not to sue and hold harmless Carl Turlington Real Estate, Inc. and the owner of the property and each of their successors and assigns from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage or injury that may be sustained related to the location of the property in the Superfund Site. Additional information can be found at the U.S. Environmental Protection Agency's website, www.epa.gov.

RADON DISCLOSURE

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks 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 office.

Applicant's Signature Date

Applicant represents that all of the above information, statements and representations are true, accurate, complete and correct. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public information including criminal records may be made. Applicant understands that false information given herein may constitute grounds for rejection of this application and/or forfeiture of any deposits. Applicant understands that this is an application and does not constitute a lease agreement in whole or part. Applicant understands that applications are accepted up until the point that the property is leased and that turning in an application first does not secure nor guarantees the property to the applicant nor does it remove it from being available to other potential applicants. In the event multiple applications are received for a property, the property will be rented to the most qualified applicants, not necessarily the first set of applicants.

Applicants without prior credit history and/or rental history are required to provide signed LEASE GUARANTEE FORMS

Applicant understands that he/she is being charged a NON-REFUNDABLE Application processing fee of \$40.00.

I, the undersigned Applicant, have read and agreed to all provisions of this application.

Applicant's Signature Date

RELEASE

DATE _____

APPLICANT'S NAME _____ SS# _____ BIRTH DATE _____

TO WHOM IT MAY CONCERN:

I do hereby consent to and authorize the landlord and/or any representative of CARL TURLINGTON REAL ESTATE, INC. to obtain, verify and exchange information on any reports concerning me as are maintained by, but not limited to: City, County, State, Federal Law Enforcement Agencies, Credit Reporting Agencies, present and/or past employers, including but not limited to present and/or past salary verifications, present and/or past residences. I understand that any information obtained may be considered by the landlord and/or CARL TURLINGTON REAL ESTATE, INC. in their sole discretion, as a factor in decisions they make with respect to the property for which I am applying.

Furthermore, I hereby release and hold harmless any Credit Reporting Agencies, present and past employers, present and past landlords, and their agents, owners, and affiliates (including but not limited to officers, directors and employees) who provide information to landlord and/or CARL TURLINGTON REAL ESTATE, INC., upon request, from all claims, demand, suits or expenses arising from or related to the content, validity or handling of said information.

Applicant's Signature

Date _____

CARL TURLINGTON REAL ESTATE, INC. RESIDENT SELECTION CRITERIA

1. All adult occupants 18 or older must submit a fully completed, dated and signed residential application and fee. Applicant must provide proof of identity. A Non-refundable application fee will be required for all adult applicants. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit.
2. Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co-signer or lease guarantor. A minimum of two years residential rental history is required.
3. Credit history and/or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past five years.
4. Self-employed applicants may be required to produce, upon request, two years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable, if needed, to qualify for a rental unit.
6. Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", further documentation may be required and applicant may be denied on this basis.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at the time of lease termination.
8. No pets (with the exception of medically necessary pets) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
9. Applicants will be required to pay a first month, advanced month and security deposit at the time of lease execution. These must be paid in the form of cash, money order or certified check. We reserve the right to require a higher security deposit and/or additional prepaid rent.
10. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
11. We may require a holding or 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 into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the required security deposit.
12. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security deposit, co-signers or lease guarantors, and/or additional advance rent payments may be required.
13. Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent or any amounts owed to the credit bureau.

I have read and understand the above Resident Selection Criteria

Applicant Signature

Date