

Orlando Real Estate Group Rental Application

Applicant Information

Name:			
Date of birth:	SSN:	Driver's Lic #	
Cell Phone:	Home Phone:	Email:	
Car Make:	Model:	Year:	
Tag #	How much is your monthly car payment?		
Current Home Address:			
City:	State:	ZIP Code:	
Owned Rented (Please X)	Monthly payment or rent:		How long?
Landlord :	Landlord Phone Number:		
Reason for leaving?			

Employment Information

Current Employer:

Employer address:	How long?
Supervisor:	Phone: Fax:
Position:	Hourly \$ OR Salary \$ Annual Income:

Previous Employer:

Employer address:	How long?
Supervisor:	Phone: Fax:
Position:	Hourly \$ OR Salary\$ Annual Income:

Previous Home Address

Address:			
City:	State:	ZIP Code:	
Owner Rented (Please X)	Monthly payment or rent:		How Long?
Landlord:	Landlord Phone Number:		
Reason for leaving?			

Answer the following questions. If you answer YES please specify

Will you have any pets? Yes No	If YES, you must fill out our Pet Application.
Have you ever declared bankruptcy?	
Have you ever had an eviction filed against you?	
Have you ever been charged with a felony?	
Have you ever been charged with a misdemeanor?	
Have you ever refused to pay rent or broken a lease?	
What property are you applying for?	

Bank Information

Do you have a checking account? Yes No	How long?
Name of your Bank:	Would you be interested in automatic withdraw? Yes No

Emergency Contact Information and One Personal Reference

Name:	Relationship:	Phone:

I authorize the verification of the information provided on this form as to my credit and employment.

Signature of applicant:	Date:
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APPLICATION TO RENT

1. ALL ADULT APPLICANTS 18 OR OLDER MUST INDIVIDUALLY COMPLETE, DATED AND SIGN AN APPLICATION.
2. APPLICATION FEE OF \$45.00 MUST ACCOMPANY THE APPLICATION OF EACH POTENTIAL OCCUPANT OVER THE AGE OF 18.
3. APPLICATION FEES ARE NOT REFUNDABLE AND MUST BE PAID ON LINE OR IN FORM OF A MONEY ORDER.
4. PLEASE ALLOW 24 TO 72 HRS TO PROCESS RENTAL APPLICATION.
5. IF APPROVED ALL FUNDS INCLUDING HOLDING FEES, PET FEES, PRORATED RENT AND OR FIRST MONTHS RENT MUST IN THE FORM OF CASHIERS CHECK BEFORE YOU CAN MOVE IN.
6. LIST ANY MINORS THAT WILL BE LIVING WITH YOU AT THIS PROPERTY.

Name _____ Birth date _____ Relationship _____

Name _____ Birth date _____ Relationship _____

Name _____ Birth date _____ Relationship _____

RELEASE OF INFORMATION AUTHORIZATION

To whom it may concern:

The undersigned hereby authorizes Orlando Real Estate Group Inc to verify / investigate the references contained in my application. Any data obtained from me or from any firm or person, including but not limited to my credit history, rental history, employment or financial responsibility may be sent to Orlando Real Estate Group Inc at their request.

PRINT APPLICANT NAME _____

APPLICANT SIGNATURE _____



PET APPLICATION

Please use separate sheet for each pet
Pet application fee \$250.00 and it is not refundable.

Name of Applicant: _____ Phone: _____

Property applying for: _____ Date: _____

Type of Pet: _____ Breed _____ Sex _____

Coloring and/or specific markings: _____

Approximate Age: _____ Weight: _____ Spayed/Neutered: _____

If cat, is it declawed? _____ Are all shots up to date? _____

Registration Tag Number: _____

Any known or past aggressive behavior? _____ If so, please explain in detail: _____

By signing, I acknowledge information provided is true and correct.

Applicant's Signature

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RESIDENT SELECTION CRITERIA

1. All Adult applicants 18 or older must submit a fully completed, dated and signed residency 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. 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 5 years.
 4. Self employed applicants may be required to produce upon request 2 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 misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", 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 time of lease termination.
 8. No pets (with the exception of medically necessary pets for the benefit of the occupant(s)) 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. Mandatory minimum fees for cleaning, carpet cleaning, rekeying etc may be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, re keying etc that exceed this non refundable property preparation fee or minimum fees.
 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, co signers, and/or additional advance rent payments may be required.
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