

APPLICATION FOR RENTAL

PROPERTY ADDRESS: _____

APPLICATION FEES ARE NON-REFUNDABLE. THE APPLICANT FEE FOR PRIMARY APPLICANT IS \$75.00. ALL OTHER OCCUPANTS 18 YEARS AND OLDER MUST COMPLETE APPLICATION AND PAY FEE OF \$50 EACH.

For prompt processing of this application, please complete all spaces and sign on back of form, include area codes and zip codes where requested. THANK YOU

PERSONAL INFORMATION

Applicant's Name: _____ Date of Birth _____ Email Address _____
 Home Phone# _____ Cell Phone # _____ Work# _____
 Co-Applicant _____ Date of Birth: _____ Relationship: _____
 Cell Phone # _____ Work# _____ Email Address: _____

CHILDREN UNDER 18

Name _____	Age _____	Name: _____	Age _____
Name: _____	Age: _____	Name: _____	Age _____

PETS? Yes _____ No _____ If yes, please complete questions below.

Type: How Many _____ Breed _____ Weight _____

Present Address: _____ City _____ State _____ Zip Code _____

How Long? _____ Check One: Own Rent Monthly Rent _____

Landlord or Apt. Complex Name _____ Apt No _____

Reasons for leaving _____

Current Landlord's Name/Mortgage Co _____ Landlord's Phone No _____

Address _____ City _____ State _____ Zip Code _____

*****If less than a year please provide former address and landlord information on back*****

Previous Address: _____ City _____ State _____

How Long? _____ Reasons for leaving: _____

Previous Landlord's, Mortgage Co, Apt Name: _____ Phone: _____

Previous Landlord's Address: _____ City _____ State _____

Applicant's Driver's License No: _____ State _____

Co-Applicant's License No: _____ State _____

Automobile #1: Year _____ Make _____ Model: _____ Color: _____ Tag# _____

Automobile #2: Year _____ Make _____ Model: _____ Color: _____ Tag# _____

Automobile #1: Year _____ Make _____ Model: _____ Color: _____ Tag# _____

Name of closest relative, not living with you: _____ Relationship: _____

Address _____ Phone _____

EMPLOYMENT INFORMATION

Present Employer:	Position	Phone No	No of Years	Salary:
Employer Address:	City	State	Zip Code	\$ _____ per month
Supervisor				
Previous Employer (if less than 1 year)	Position	Phone No	No of Years	Salary:
Co Applicant's Employer	Position	Phone No	No of Years	\$ _____ per month
Employer Address:	City	State	Zip Code	\$ _____ per month
Supervisor:				
Any Other Income?	Describe Source and How to Verify			\$ _____ Per/Month

***Please submit proof of income such as pay stubs for the last 3 months or W2/tax forms and proof of other sources of income**

Have you or any occupants ever been arrested for, convicted of, put on probation for or had adjudication withheld or deferred for a felony offense? Yes _____ No _____

Have you ever filed a petition in bankruptcy? Yes _____ No _____ If yes, When? _____

Have you ever been evicted from any tenancy? Yes _____ No _____ If Yes, When? _____

Have you ever intentionally refused to pay any rent when due? Yes _____ No _____ If Yes, When? _____

Credit References:

- (1) _____
- (2) _____
- (3) _____

How did you hear about L.G. Simmonds Real Estate Corp.?

Newspaper _____ Rent Clicks _____ Internet _____ Sign _____ Yellow Pages _____ Referred by _____

APPLICATION FOR RENTAL

Applicant represents that all the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and or **L.G Simmonds Real Estate Corporation**, Management Company. Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation. **NON REFUNDABLE APPLICATION FEE**--Applicant(s) has paid to Landlord and/or Management Company, herewith the sum of \$ _____ as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **SECURITY DEPOSIT AGREEMENT** -- Applicant has deposited a "**SECURITY DEPOSIT**" of \$ _____ in consideration for taking the dwelling off the market while the application is being processed. If applicant is approved by Landlord and/or Management and the lease is entered into and possession of the dwelling is taken the "**SECURITY DEPOSIT**" shall be applied toward the **security/damage deposit**. If applicant is approved, but fails to enter into the lease within 3 days of verbal and/or written approval and/or take possession after lease signing, the **FULL "SECURITY DEPOSIT"** shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease if the lease has been signed by the applicant. The "**SECURITY DEPOSIT**" shall be refunded only if applicant is not approved. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises.

PRIVACY POLICY: At L.G. Simmonds Real Estate Corp., your privacy is very important to us. All information collected during the processing of this application is considered confidential in nature and for company use only. This policy is governed by the laws of the State of Florida without giving effect to any principles of conflict of law.

RADON GAS: 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 Unit.

NOTICE: The undersigned acknowledges **L.G. Simmonds Real Estate Corp** and its property managers are acting as Agents for the property owner and as such have the following duties and obligations:

To the Owner(s): fiduciary duties and undivided loyalty, fidelity, confidentiality and full disclosure of all material information.

To the Tenant(s) and Owner(s): exercise of reasonable care and skill and to deal honestly, fairly and in good faith in matters.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED		OFFICE USE ONLY
SECURITY DEPOSIT	\$ _____	
PET SECURITY	\$ _____	
PET FEE (\$150 S/M; \$250 LG)	\$ _____	
CREDIT CHECK FEE	\$ _____	COMMUNITY _____
PAID WITH APPLICATION	\$ _____	APT.# _____
BALANCE OF DEPOSIT DUE	\$ _____	RENT _____
FIRST MONTH'S RENT	\$ _____	APT.TYPE _____
TOTAL DUE BEFORE MOVE-IN	\$ _____	TERM OF LEASE _____
RECEIVED BY: _____	\$ _____	MOVE-IN DATE _____
APPROVED BY: _____	\$ _____	CREDIT REPORT _____
PHOTO I.D.'d _____		

Applicant Signature	Date
Print Name	
Co-Applicant Signature	Date
Print Name	