



2202 CURRY FORD RD, STE-D, ORLANDO, FL 32806

Office 407-281-1490 Fax 407-281-1510

RENTAL APPLICATION SELECTION CRITERIA

CLASSIC 1 REALTY AND PROPERTY MANAGEMENT DOES BUSINESS IN ACCORDANCE WITH THE FAIR HOUSING ACT AND DOES NOT DISCRIMINATE ON THE BASIS OF SEX, SEXUAL ORIENTATION, MARITAL STATUS, RACE, CREED, RELIGION, AGE, FAMILIAL STATUS, DISABILITY, COLOR, NATIONAL ORIGIN OR ANY OTHER PROTECTED BASIS. CLASSIC 1 REALTY AND PROPERTY MANAGEMENT IS THE MANAGEMENT AGENT FOR MANY SEPARATE OWNERS THEREFORE, POLICIES AT EACH PROPERTY MAY VARY DEPENDING ON THE PARTICULAR ASSOCIATION OR OWNERS PREFERENCE.

All adult applicants, 18 years or older, must submit a fully completed, signed residency application and fee. Applicant must provide proof of identity. A non-refundable fee of \$75 will be required of all adults. Applicant may be required to be approved by a condo/homeowners association and may have to pay an additional application fee or an additional security deposit or damage deposit.

- 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 of rental history is required.
- Credit history or civil court record must not contain slow pays, judgments, collections, liens or bankruptcies within the past five years and no eviction filings ever.
- Self employed applicants may be required to produce, upon request, two years of tax returns or 1099's and unemployed individuals must provide verifiable proof of funds.
- All sources of income must be verifiable if needed to qualify for the rental unit.
- Criminal records must contain no felonies of illegal manufacture or distribution of controlled substance within the past 7 years, felonies resulting in bodily harm or intentional damage or destruction (for example, arson) within the past 7 years or any sexual offenses ever.
- Previous rental histories from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding notice, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage to the unit at the time of lease termination.

INITIAL _____

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Pets are permitted only on certain properties at the sole discretion and approval of the owner/ landlord. Only small to medium size, non violent common domesticated animals will be allowed on any property that permits pets. If a pet is approved, a \$150 non refundable administrative pet fee is required. An additional deposit of \$150 per pet will be required at the sole discretion of the owner.

Applicants will be required to pay a security deposit within 24 hours of acceptance. The security deposit must be in the form of a cashier check or money order in a minimum amount of one month rent. We reserve the right to require a higher security deposit and/or higher prepaid rent.

The number of occupants must be within compliance with HUD standards/guidelines for the applied for unit.

We may require a holding or good faith deposit to be collected to hold a property off the market. In the event that the application is approved and the applicant fails to enter into a lease, the applicant shall forfeit the deposit. In the event that the application is approved, the deposit shall be applied to the required deposit.

Any exceptions to our company's criteria must be submitted in writing to the rental agent for presentation to the owner for consideration. If approval is given for such exceptions, additional security, cosigners, and/or advance rent payments may be required.

Our company policy is to report is to report all non-compliance issues with terms to the rental agreement or failure to pay rent, or any amount owed to the credit bureau.

INITIAL _____ IF YOU ARE A SUCCESSFUL LEASING CANDIDATE, THERE IS A CLOSING/LEASE PREPARATION FEE OF \$50.

AUTHORIZATION AND RELEASE OF INFORMATION. Applicants represent that all of the above information and statements on the application are true and complete and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history, court records and credit records. The application must be signed before it can be processed by management. Applicant acknowledges that false or omitted information herein, may constitute grounds for rejection of this application, terminate a right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this state.

APPLICANT SIGNATURE _____ DATE _____

APPLICANT SIGNATURE _____ DATE _____

INITIAL _____

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Classic 1 Realty Rental Application

Personal Details

____ Guarantor ____ Individual ____ Occupant ____ Spouse

NAME- First _____ MI _____ Last _____

SSN _____ DOB _____

DL/State ID _____ State _____

Other ID (Passport, Etc) _____

Email Address _____

Current Address _____

Length of Residence From ____/____/____ To ____/____/____

Landlord Name _____ Phone _____

Landlord Email _____

Present Employer _____ City /State _____ Ph _____

Your position _____ From ____/____/____ To ____/____/____

Monthly Income _____

Emergency Contact Name/Phone _____

Have you ever had an eviction filed or left owing money to a landlord or owner? Yes ____ No ____

Have you applied for residency in the past two years but did not move in? Yes ____ No ____

Have you had adjudication withheld or been convicted of a crime? Yes ____ No ____

****PHOTO OF DRIVER LICENSE AND SOC SEC CARD IS REQUIRED.**

Signature _____ Date _____

Administrative Page

Today's date _____

Date you want to move in _____

Length of lease _____

Address of Property _____

Additional Occupants (children) _____

Pets

Cat/Dog _____ weight _____ Age _____

Cat/Dog _____ weight _____ Age _____

Move-In Information

First Month Rent \$ _____ Per Month

Prorated Rent \$ _____ @ \$ _____ Per Day for _____ Days

Security Deposit \$ _____

Pet Deposit \$150 each \$ _____

One Time pet Fee \$150 each \$ _____

Owner to Provide

RANGE _____ FRIDGE _____ DISHWASHER _____ WASHER _____ DRYER _____ MICROWAVE _____ WATER _____

ELECTRIC _____ POOL MAINTENANCE _____ LAWN SERVICE _____

Tenant to Provide

WATER _____ ELECTRIC _____ POOL MAINTENANCE _____ LAWN MAINTENANCE _____

INITIALS _____