

**KENT STRAUSS MANAGEMENT & REALTY, INC. 603 GLENVIEW DRIVE TALLAHASSEE, FL
32303 PHONE (850) 877-2284 FAX (850) 656-8376**

RENTAL APPLICATION

Each applicant must submit a fully completed application and a \$45.00 application fee for consideration. The application fee is a non-refundable fee used to defer the cost of application processing.

Applicant's Name _____ Age _____ Sex _____

Present street address _____ how long? _____

City _____ State _____ Zip Code _____

Landlord name & address _____ Phone _____

Previous street address _____ How long? _____

City _____ State _____ Zip Code _____

Landlord name & address _____ Phone _____

Marital status (check one) ___ Single ___ Married ___ Separated ___ Divorced ___ Widowed

Social Security # _____ Driver's license # _____

Date of birth _____ Present telephone # _____

Employer Name & Address _____ Employer phone # _____

Monthly income _____ Length of current employment _____ Line of work _____

Spouses' maiden name _____ Age _____ Sex _____

Spouses' Social Security # _____ Spouses' Driver's license # _____

Spouses' employer name & address _____ Employer phone # _____

Monthly income _____ Length of current employment _____ Line of work _____

List name, age, and relationship of all persons who will be occupying the premises (including children, relatives, co-residents) :

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Breed, age, weight of any pets owned: _____

Reason for leaving current residence _____

Have you ever been evicted? _____ When? _____

Have you or your spouse ever broken a rental agreement or lease contract? _____ Explain _____

Have you or your spouse ever been convicted of a felony? _____ Explain _____

How were you referred to us: ___ Just stopped-by ___ Newspaper ad ___ Locator service ___ Friend ___ Website

If friend or locator service, please list name _____

In case of emergency, notify: (name, address, phone #, relationship) _____

* Applicant qualification includes verification of previous rental history, satisfactory credit history, and an income requirement of three times the monthly rental amount. In lieu of income verification, some owners will accept a guarantee of lease or additional deposit.

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- * A security deposit equal to one month's rent will be due as valuable consideration in removing a rental home from the market. It is fully refundable per fulfillment of the provisions in the lease and accompanying paperwork.
- * All lease paperwork must be complete and the first month's rent paid in full, prior to moving in. If the first day of the lease is not the first day of the month the rent will be prorated on a daily basis. If the lease starting date is after the 15th of the month, a full month's rent is due upon move-in. The pro-rated rental amount will be paid the following month.
- * A premium may be assessed on all leases less than twelve months.
- * NO PETS ARE ALLOWED WITHOUT WRITTEN PERMISSION. Unless otherwise stated in the lease, when a rental home allows a pet, a non-refundable pet fee of \$200.00 will be due at move in. Pending owner approval, each additional pet may require an additional pet fee. Aggressive breeds and puppies are not permitted.
- * NO CASH ACCEPTED.
- ****APPLICATION FEE, SECURITY DEPOSIT, AND FIRST MONTH'S RENT MUST BE PAID IN THE FORM OF A MONEY ORDER OR CASHIER'S CHECK ONLY****

CORRECT INFORMATION

Applicant represents that all of the above statements are true and complete, and hereby authorizes verification of above information, references, and credit records. Applicant acknowledges that false information herein may constitute a criminal offense under the laws of this state. Applicant agrees to the terms of the "Security Deposit Agreement" below.

SECURITY DEPOSIT AGREEMENT

Applicant has placed a Security Deposit (in the amount stated below) in consideration for owner taking the dwelling off the market while considering approval of this application. If applicant is approved by owner and the contemplated lease is entered into, the Security Deposit shall be deposited into the escrow account. If applicant is approved but fails to enter into the contemplated lease within (1) business day after notice of such approval, the Security Deposit shall be forfeited to owner. The Security Deposit will be returned only if applicant is not approved. Keys will be furnished only after contemplated lease and other rental documents have been thoroughly executed by all parties and only after applicable rent has been paid. This application is preliminary only and does not oblige owner or owner's agent to execute a lease or deliver possession of the proposed premises.

CONTEMPLATED LEASE INFORMATION

Total security deposit for unit _____ Total monthly rent for unit _____

Property street address _____

Date of occupancy _____ Term of lease _____ Unit type _____ # of occupant's _____

Utilities furnished by owner as follows: _____

Separate pet deposit (if applicable) _____

Applicant's signature _____ Date _____

Applicant's signature _____ Date _____

Owner's representative's signature _____ Date _____

List all vehicles to be parked on the premises by the above named persons (including motorcycles, trailers, boats, etc.) :

Vehicle #1 year, make, & model _____ License # _____

Vehicle #2 year, make, & model _____ License # _____

Vehicle #3 year, make, & model _____ License # _____

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PET ADDENDUM/PET APPLICATION

1. ONLY PET(S) SPECIFICALLY ON THIS AGREEMENT ARE ALLOWED AND SUCH PETS MUST BE PRE APPROVED PRIOR TO BRINGING PET ON THE PREMISES.

2. Additional monthly fee of \$_____ is added to the monthly rent as additional rent.

3. A non-refundable fee of \$_____ is paid by Tenant(s).

4. Additional security deposit of \$_____ is paid by Tenant(s). This sum may be used by Landlord to pay for any pet damage or for any other amounts due and owing under the terms of the lease agreement whether pet related or not upon Tenants(s) vacating the premises.

5. Pet(s) must be kept on a leash at all times while it is outside of the premises. **PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME.** Tenant(s) agree to fully indemnify the Landlord, owner or agent for any damages arising out of injury to another person or to another pet by the pet(s). Pet(s) must not be tied or kept outside door, in the hallways or on the balcony or lanais, if applicable.

6. In the event any pet(s) have offspring, Tenant(s) will be in immediate breach of this agreement.

7. Tenant(s) may be assigned a designated area to walk pet and Tenant(s) must walk pet in that area only. Tenant(s) are responsible for immediately cleaning up after pet(s) and must do so.

8. Tenants(s) will be responsible for FULL replacement and or repair cost of carpet, walls, blinds, flooring or any other items damaged in any way by pet(s). Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of pet(s).

Tenant(s) agree that approval or denial of all pet(s) is at the sole discretion of owner or agent. Landlord, owner or agent reserves the right to withdraw consent at any time of giving the Tenant(s) 7 days written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other tenant(s) or employees of owner or agent. In the event the pet(s) are not removed after notice. Tenants(s) will be subject to eviction. Tenant(s) agree that keeping a pet on the premises is a revocable privilege and not a right.

**** YOU WILL NEED TO PROVIDE THE OFFICE WITH A PHOTO OF PET(S) ****

DESCRIPTION OF PET(S)

TYPE _____ BREED _____ COLOR _____ NAME _____

TYPE _____ BREED _____ COLOR _____ NAME _____

_____ TENANT DATE ____/____/____

_____ TENANT

LANDLORD/AGENT _____
(LANDLORD'S SIGNATURE CONSTITUTES CONSENT FOR PET(S))