

PO Box 1234
Lakeland, FL 33812



& Rental Management, Inc.

Phone: 863-712-4037

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RMPropertiesandMgt@Yahoo.com

Funds Needed For Each Complete Application

Money Order for each rental application

Total _____ @ \$45.00 = _____

*Application fees are non refundable.

Date Collected:

Separate Money Order for deposit of 1/2 Months Rent

Total 1/2 - _____ = _____

*Note if the application is not accepted this deposit money is fully refunded.

Amount Collected:

Resident Selection Criteria:

The rental application is for qualifying purposes only and does not in any way guarantee the home will be offered to the tenant upon the decision to sell the property. 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 required by the HOA. The basic approval process normally takes 2 - 3 days, but may take longer if additional approvals are needed or if unforeseen circumstances occur. You will be notified immediately upon approval or denial.

1.) ALL Adult applicants 18 or older must submit a fully completed, dated and signed residency application along with the non-refundable fee of \$45.00 fee for each applicant who is to be party to the lease. ALL INITIAL MOVE IN FUNDS, THE HOLDING DEPOSIT, SECURITY DEPOSIT, AND FIRST MONTHS RENT MUST BE PAID BY MONEY ORDER OR CASHIERS CHECK PAYABLE TO "RM PROPERTIES AND RENTAL MANAGEMENT, INC.". Additional monthly payments may be paid by your personal checks. We reserve the right to refuse future payments in the form of a personal check if a check is returned from the bank for NSF. All Lease terms are for 12 months - no 6 month leases unless approved by management.

*Note - a last months rent plus higher security deposit may be required to be paid by the applicant, before occupancy, after reviewing application, credit history, and background screening upon the discession of RM Properties and Rental Management, Inc..

2.) 6-Month or more verification of current employment history required if transferred from outside the area, a letter of transfer on company letterhead required with transfer date.

3.) Valid current photo ID documentation is required, (ie: Valid Driver's License, Military ID, State ID), along with 2 current pay stubs and company business card of employment, at the time of application. Any application with missing information, application fees or deposits will be returned. If you are not a US Citizen you will be asked for proof that you are lawfully in the USA.

4.) Applicants must have a combined gross income of at least three times the monthly rent. Income must be verified in writing, (2 recent pay stubs). A minimum of two years residential rental history is required. Rental history must be in good standing with no prior evictions, past or present. We reserve the right to require a co signer and/or a higher security deposit. Co-signers are accepted at the managers discession only and must meet all of the requirements including the application, application fee, ID documentation, and rental history standings.

5.) Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.

6.) 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.

*All sources of other income must be verifiable if needed to qualify for a rental unit.

7.) 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.

8.) 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. No monies owed to current or previous landlords.

9.) **NO TRAMPOLINES AND 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 RM Properties and Rental Management, Inc. in the lease document and/or an addendum to lease. A non-refundable pet fee will be required in the amount of \$300 per pet. The following pets will not be allowed due to insurance liabilities: GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, BULL TERRIERS, CHOWS, ROTTWEILER, SIBERIAN HUSKIES, AKITAS, MALAMUTES, PRESA CANARIOS, AND WOLF-HYBRIDS. Fees and deposits may be waived for medically necessary pets.

10.) **Good Faith Deposit:** Applicants and co-applicants will be required to pay a Good Faith Deposit at the time of lease execution in a minimum amount of one months rent in the form of a money order or cashiers check. We reserve the right to require a higher security deposit and or additional prepaid rent.

* We will require the 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. If the applicant is not approved to enter the lease agreement the Good Faith Deposit will be fully refundable along with a letter stating the reason for denial.

11.) **Application Fees:** Applicants and co-applicants are required to pay the non-refundable application fee at the time of application in the form of a money order or cashiers check.

12.) The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit. Current occupancy standards are a maximum of 2 persons per bedroom, except for infants 4 years of age or younger.

13.) Any exceptions to our company's criteria will need to be submitted in writing to RM Properties and Rental Management, Inc. for presentation to the Landlord for consideration. If approval of such exception is approved, additional security deposit, co-signers, and/or additional rents may be due prior to occupying the residence.

14.) Some Homeowners Associations and Condominium Associations may require a separate application with an additional application fee. In such cases, you will be required to submit a separate application will be submitted along with the proper fees to the Association for their approval as a pre-requisite to processing our application.

15.) 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 and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

This Resident Selection Criteria form is hereby made a part of my rental application and lease. I do hereby acknowledge that I understand and agree to the terms of the application and rental process as described herein. The rental application along with all photo-copies are the property of RM Properties and Rental Management, Inc.

Signature:

Signature:

Date:

I Understand/Read English

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