



RESIDENTIAL LEASE APPLICATION PACKAGE

ITEMS NEEDED TO APPLY

- ✓ Complete Application package and disclosures signed.
- ✓ Application Fee is \$75 Per Adult - Non-Refundable.
- ✓ Payment in Check, Cash, Credit Card or Money Orders.
- ✓ Copy of Driver's License or valid form of ID.
- ✓ Must include pay stub / proof of income.
- ✓ **YOU CAN ALSO APPLY ONLINE AT RENTCARE.NET**

Property Applying for: _____



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Resident Selection Criteria

1. RentCare Property Management supports and complies with all federal, state, and local Fair Housing Laws.
2. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
3. All parties acknowledge that RentCare Property Management is the agent of the Owner and will be paid by the Owner. RentCare Property Management is not the agent of and does not represent the applicants.
4. Each person, 18 years of age and over, must fill out a complete Residential Lease Application. All applicants applying together must qualify; denial of one applicant results in the denial of all applicants.
5. Valid current photo ID documentation (driver's license, military ID, or State ID) is required for each applicant.
6. The \$75 per adult application fee is non-refundable at any time. This fee must accompany the completed application form provided to you by our company. This fee is to cover the costs incurred while processing the application.
7. An application is considered incomplete for any of the following: no current pay stubs, no current landlord name/information (including telephone number and fax number), a partially filled out application, an unsigned application or application missing signatures, no legible copy of all applicants' driver's license or required photo ID, or unpaid application fee for any or all applicants.
8. Some Homeowner and Condominium Associations may require a separate application and fees and if such is the case, applicants must apply to such homeowners or condominium association and remit whatever other application fees and/or forms that maybe required.
9. Multiple Applications — Tenant selection is not a "First Come — First Serve" selection process. It is entirely possible that RentCare Property Management may receive multiple applications from unrelated individual applicants on the same property at approximately the same time. If such is the case, we will process all applications for consideration as to what we (in our sole discretion) deem the best applicant, which may not necessarily be the first application received. In such cases, more than one applicant may be approvable, however only one will eventually be approved. Because we represent the best interest of the rental property Owner, we will accept the best application, which may not necessarily be the first application received. In order to evaluate the various applications it is necessary for RentCare Property Management to expend time and cost in credit reports, criminal reports, and other administrative cost. Hence, our policy that the application fee is non-refundable. If your application is approvable, but not the approved one for the property for which you are applying, you may consider applying for other available properties that we may have, without payment of an additional application fee.
10. RentCare Property Management obtains a credit report for all applicants, and does not accept copies of credit reports from applicants, no exceptions.
11. RentCare Property Management will check your credit report, public records for past evictions, verify your employment, verify current landlord references, and do criminal backgrounds check.
12. RentCare Property Management must be able to verify all income sources, and reserves the right to disqualify applicants for failure to prove income, supply adequate documentation, or prove the ability to support rental payments.
13. We will not provide you with the credit report or tell you of its contents; however, as stipulated by the federal Fair Credit Reporting Act we will provide you with the name of the credit reporting agency so you may receive a copy from the credit bureau. All information collected for the approval or denial of this application is considered confidential in nature and are for internal company use to approve or deny application only. Such information will not be shared with third parties nor the Owner except for information available to the public including but not limited to court records, eviction, bankruptcies, judgments, liens, social media profiles or any other information obtained via public records.



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14. The applicant's statements given on this application are submitted for the purpose of obtaining credit and are hereby certified by applicant to be true, complete and correct. The purpose of asking for applicant's social security number is to verify applicant's credit score.
15. Applicant expressly authorizes RentCare Property Management, to make inquiries of others concerning the foregoing information, including, but not limited to, procuring a consumer reporting agency and to provide information arising out of applicants transactions with others.
16. Any person named herein is expressly authorized to furnish RentCare Property Management with information in connection with this application. This application shall remain the property of RentCare Property Management. Applicant agrees that RentCare Property Management may terminate any agreement entered into in reliance of any misstatement made on this application.
17. Applicant acknowledges this instrument has been signed before any lease/rental agreement has been signed.
18. Applicant acknowledges this instrument as an addendum to Lease Agreement and when executed is made an integral part of the aforementioned agreement
19. It is expressly understood that this transaction involves a lease/rental agreement and the applicant acknowledges that they have been advised of the importance of rental insurance for contents and belongings. In the event that the applicant decides that they do not desire said insurance, they agree to hold harmless RentCare Property Management, its agents, the property owner, and all parties involved in this transaction.
20. Should applicant intend to place floatation bedding in said property, renters' insurance is required, naming RentCare Property Management as loss payee for any loss or damage as a result of having said floatation bedding.
21. Commercial vehicles are not permitted at any RentCare Property Management leased property.
22. Smoking is not permitted in any RentCare Property Management leased property.
23. Security deposits are security for faithful performance by tenants of all terms, covenants and conditions of the lease agreement and tenants may not dictate that the security deposit be used for any rent due. Unless claimed due to a breach of lease of damages, the security deposit is refundable when the tenants move out of the property at the expiration of the lease term, except the \$135.00 administration fee which is due to RentCare Property Management upon the execution of the Lease Agreement. THIS ADMINISTRATION FEE IS NON-REFUNDABLE.
24. Key(s) to the property are available at our office on the 1st day of the lease and after an executed lease agreement is complete, unless otherwise coordinated with our Leasing representative and all monies are correctly paid via a cashier's check or money order ONLY, and the move-in walkthrough document is signed by all parties.
25. The property you are applying for comes in 'AS-IS' condition. Any request for repairing, cleaning, etc., must be in writing and must be received before or at time the application is received. Request will be submitted to Owner for consideration. Otherwise it is understood that the property will be rented to the approved applicant in an 'AS-IS' condition. (See below).

INCOME REQUIREMENTS

1. Total household monthly (including co-applicants) income must equal approximately three (3) times the monthly rent. If monthly income does not equal proximately three (3) times stated monthly rent, additional deposits, guarantor or qualified roommate may be required.
2. One (1) year of verifiable employment is required, or an additional security deposit may be required. A current paycheck stub will be required.
3. Some form of verifiable income will be required for unemployed applicants.
4. Self-employed applicants will require proof of income from 2 years tax returns, and last 3 months of bank statements.

RENTAL REQUIREMENTS

1. Two years of verifiable residence history from a third-party landlord required.
2. Rental history demonstrating residency but not by a third party, may require an additional security deposit.
3. Three (3) or more three-day notices or "late rents" within a 12 month period will result in denial, or an additional security deposit.
4. Two (2) or more NSF checks within a 12 month period will result in denial, or an additional security deposit.
5. Rental history reflecting any unpaid past due rent will result in denial, or an additional security deposit



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6. Any unlawful detainer action or eviction over five (5) years old which has been paid can be approved with an additional security deposit.
7. Rental history showing property damage may require an additional security deposit, if the amount has been paid in full. If the damage has not been paid this may result in a denial.
8. Rental history with disturbance complaints may be denied if the previous owner/manager would not re-rent.

CREDIT REQUIREMENTS

1. A credit score below 600 for 1 of the applicants may result in an additional security deposit above one month's rent.
2. A credit score below 550 for 1 of the applicants will most likely result in a minimum of first month, and a security deposit equaling two times the monthly rent. Two years of verifiable residence history from a third-party landlord will be required.
3. Negative credit reports can be grounds for denial of an application.
4. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
5. Not having a U.S. Social Security number will result in an automatic denial or a minimum of a security deposit equaling four times the monthly rent.
6. College students are required to have a co-signor and an additional deposit. At least 1 parent with a good credit score and a deposit of 2 times the monthly rent is needed.
7. Co-signers are accepted at the managers discretion only and must meet all requirements.

AUTOMATIC DENIALS

1. Any collection filed by a property management company or landlord will result in denial, unless paid, which will result in an additional security deposit
2. Any applicant with unlawful detainer action or eviction within the past five (5) years will be denied.
3. Any current three-day notice will result in denial.
4. Giving false information is automatic grounds for denial.
5. An incomplete application is grounds for a denial. An application must have current pay stubs, current landlord information, completed application, signed application, copy of all applicant's driver's license, and paid application fee for all applicants.
6. If you have been convicted of a felony within the past seven (7) years, this is cause for denial. Applicant must not have a felony record that was adjudicated guilty or had adjudication withheld for the past seven (7) years, or any conviction of any length of time for any drug related, sexual related, murder related or arson related crime.
7. Any exceptions to the above list of criteria, can result in a higher security deposit

CRITERIA FOR TENANCY

1. I have read and understand RentCare Property Management criteria for tenancy (Tenant Screening Requirements).
2. Any exceptions to these criteria will need to be submitted in writing to RentCare Property Management for consideration. If approval is then given for such exceptions, additional security deposit, co-signers and/or additional "higher" rent may be required. The minimum amount to move into a RentCare Property Management leased property is a full month's rent and a minimum one month security deposit.
3. In the event that you fail to take possession of the property for any reason other than caused by RentCare Property Management or Owner, you shall forfeit the security deposit as liquidated damages
4. Personal checks will be accepted starting with the second rental payment.
5. 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.



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Residential Lease Application

Applicant Information

Name:		Email:	
Date of birth:	SSN:	Phone:	
Current address:			
City:	State:	ZIP Code:	
Own Rent (Please circle)	Monthly payment or rent:	How long?	
Landlord's or Lender's name:		Phone:	Email:
Previous address (if less than 2 yrs.):			
City:	State:	ZIP Code:	
Owned Rented (Please circle)	Monthly payment or rent:	How long?	
Landlord's or Lender's name:		Phone:	Email:
Other occupants:			

Employment Information

Current employer:			
Employer address:			How long?
City:	State:	Zip Code:	Email:
Phone:	Fax:	Hourly or Salary (circle one)	
Position:	Supervisor:	Monthly Income:	

Additional Source of Income:

Employer or source :			
Address:			How Long?
City:	State:	Zip Code:	Email:
Phone:	Fax:	Hourly or Salary (circle one)	
Position:	Supervisor:	Monthly Income:	



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Emergency Contact			
Name of a person not residing with you:			
Address:			
City:	State:	ZIP Code:	Phone:
Email:			Relationship:

Vehicles			
Make:	Model:	Year:	Color:
Tag:	Insurance Company:	Policy #:	
Make:	Model:	Year:	Color:
Tag:	Insurance Company:	Policy #:	
Make:	Model:	Year:	Color:
Tag:	Insurance Company:	Policy #:	

References			
Name:			Phone:
Address	City:	State:	Zip:
Email:		Relationship:	
Name:			Phone:
Address	City:	State:	Zip:
Email:		Relationship:	
Name:			Phone:
Address	City:	State:	Zip:
Email:		Relationship:	



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Pets Application (if applicable)			
Name:		Weight:	Age:
Type:	Breed:	Color:	
Vaccination/License Tag#:		Veterinarian's Name:	Phone:
Name:		Weight:	Age:
Type:	Breed:	Color:	
Vaccination/License Tag#:		Veterinarian's Name:	Phone:

Pet Policy

1. Pets are not permitted unless PET ADDENDUM to lease/rental agreement is signed by Applicant(s) and accepted by Owner.
2. Maximum of two (2) pets allowed. Only Domestic Dogs, Domestic Cats, Fish Tanks or Caged Birds.
3. Farm animals are not permitted.
4. Exotic pets are not permitted (including but not limited to: bobcats, monkeys, iguanas, frogs, spiders, snakes, ferrets and lizards).
5. Fish tanks are allowed but NO fish tanks larger than 50 gallons are allowed.
6. A pet application fee of \$50.00 per pet must be paid together with this application.
7. Our Pet Policy requires and additional Security Deposit of \$250.00 plus \$25.00 per pet additional rent, for approved pets.
8. Only pet(s) specifically identified above are allowed onto Premises. No other pet(s) may be brought onto Premises at any time for any length of time for any reason whatsoever — not even a visit. Absolutely no dangerous pets of any kind will ever be allowed on Premises, (including, but not limited to, Rottweilers, Pit Bulls, Shepard of any breed, etc.). A \$350 charge will apply for each unauthorized pet.
9. 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 Manager 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 on open porch or lanais, if applicable. TENANT(s) may be assigned a designated area to walk pet(s) and TENANT(s) must walk pet(s) in that area only. TENANT(s) are responsible for immediately cleaning up after pet(s) and must do so.
10. In the event any pet(s) have offspring, TENANT(s) will be in immediate breach of the Lease Agreement.
11. TENANT(s) agree that approval or denial of all pets(s) is at the sole discretion of OWNER. OWNER reserves the right to withdraw consent at any time by 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), neighbors, or the OWNER or MANAGER or their employees or agents. In the event the pet(s) are not removed after notice and cure period, TENANT(s) will be in breach of the Rental Agreement and subject to eviction. TENANT(s) agree that keeping a pet on the Premises is a revocable privilege and not a right. In case of conflict between the provisions of this disclosure and any other provisions of the Lease Agreement, the provisions of this disclosure shall govern
12. Applicant must submit two (2) pictures of each pet (front and side) with application.



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QUESTIONNAIRE

1. What property are you applying for? _____
2. How did you find out about this property? _____
3. Reason for leaving present address: _____
4. Has anyone filed an eviction against you? _____ If yes when? _____
5. Have you ever broken a lease contract? _____ If yes when? _____
6. Have you had anyone filed criminal charges against you? _____ If yes when? _____
7. Have you ever been convicted of a crime? _____ If yes when? _____
8. What approximate move in date were you hoping for? _____

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 agent. 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 \$**75.00** NON REFUNDABLE APPLICATION FEE for costs, expenses and fees in processing the application.

IMPORTANT NOTICE: APPLICANT MUST EXECUTE A LEASE AGREEMENT WITHIN 48 HOURS OF WRITTEN OR VERBAL APPROVAL AND SECURITY DEPOSIT (NORMALLY EQUAL TO ONE MONTH'S RENT) SHALL BE DUE AND PAYABLE UPON SIGNING THE LEASE.

Possession will be furnished only after lease, addendums, disclosures and move in documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid in the form of certified check or money order. 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.

I HAVE READ AND UNDERSTAND AND AGREED TO THE ABOVE PROVISIONS.

Applicant Name: _____ Date: _____

Applicant Signature: _____



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REQUEST FOR RENTAL VERIFICATION

I hereby authorize the release of the information requested below.

Applicant's Printed Name: _____ Date: _____

Applicant's signature: _____

The above individual has applied for residency in one of our rental properties. In order to underwrite this application we need rental references from you and/or your company. Please complete this form and return at your earliest convenience.

FAX: 407-578-1715

EMAIL: LEASING@RENTCARE.NET

YOUR PROMPT ATTENTION TO THIS MATTER IS GREATLY APPRECIATED.

RENTAL DATES: FROM: _____ TO: _____

RENTAL AMOUNT: _____

HOW MANY LATE PAYMENTS? _____

HOW MANY DELINQUENCY NOTICES (IN FLORIDA, 3 DAY NOTICES)? _____

HOW MANY NON-COMPLIANCE NOTICES? _____

HAVE YOU BEEN NOTIFIED OF THE APPLICANT INTENTION TO VACATE? _____

WAS SECURITY DEPOSIT RETURNED? _____

DO YOU HAVE ANY COMPLAINTS FOR THIS TENANT? _____

WOULD YOU RENT TO THIS TENANT AGAIN IN THE FUTURE? _____

IF NOT, WHY? _____

THANK YOU!



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