



**210 Woodward Street
Lakeland, FL 33803
C: 863.398.3770
F: 863.687.2289**

RENTAL APPLICATION

Items Required When Turning In Application

* **Valid Driver's License/ State I.D./ Military I.D.**

* **Social Security Card**

* **Proof of Income:**

1. Applicant must have Four Current Pay Stubs/Disability or Social Security Letter.
2. Use of Bank Statements will require six months of most recent statements.
3. If using Savings as a form of income, Applicant must show the minimal household or grantor income for the entire term of the lease.

***Nonrefundable Application Fee: \$50.00** Per Adult

***Reservation Fee:** Sum of **ONE MONTH'S RENT** Reservation Fee is collected from Applicant upon approval of application. Applicant has up to 72 hours to cancel application once approved. Any cancellation after 72 hours the reservation fee will result in being considered liquidated damages and will be forfeited.. Once Moved In, Reservation Fee will be converted to Applicants' security deposit and deposited into a noninterest bearing account.

* **First and Last Month Rent Due at Move In**

(All funds must be paid in the form of a money order or certified check prior to moving in.)

Qualifications

*A Background/Credit check will be conducted on all applicants 18 years of age or older. You **CANNOT** have any of the following:

1. Minor Felonies within the Last 7 Years and ANY Major Felonies and/or Drug Related Charges **EVER**.
2. Appear on the Terrorist Watch List or Sexual Predator nationwide database.
3. Any Evictions, Past Due Rental or Utility Balances.
4. Unfavorable Rental History within the Last 5 Years.

* **Must Be on Current Job for at Least 12 Months**

***Household Income Must Be At Least Four Times the Monthly Rent.**

***Grantors'/ Co-signer Income Must Be At Least Five Times the Monthly Rent.**

Applicant Signature

Date

Rental Application



FOR OFFICE USE ONLY

DATE _____ AGENT _____

SIZE _____ RENT \$ _____

HOUSE INFO _____

Please Tell Us About Yourself

Full Name: _____ Phone: () _____

Date of Birth: _____ Social Security No.: _____ Email: _____

Driver's License No. _____ State: _____

Additional Occupants: _____ Age: _____

Additional Occupants: _____ Age: _____

Total No. Of Occupants: _____ Pet(s): _____ Breed: _____ Weight: _____

Please Give Us Your Employment Information

Your Status: Employed Full Time Employed Part-Time Student Retired Not Employed

Current Employer: _____

Address: _____ Phone: _____

Supervisor: _____ Position: _____

Date Employed From: _____ to _____

Reason for Leaving: _____

Rate of Pay: _____ Hr./weekly/biweekly (Please Choose One)

Previous Employer(if on current job less than one year): _____ Dates: _____

If there is any other income you would like us to consider, please list income, source (Pension, SSI, Retirement), and frequency. We cannot use any alimony, child support, or non-verifiable income for qualification purposes.

Please Give Us Your Residency Information for the past 3 years (Beginning with most current)

Own Home Parent's Home Rented Apartment Student Housing Other

Current Address: _____

Month & Year Moved In: _____ Rent Amount: _____

Reason For Leaving: _____

Owner/Agent/Complex: _____ Phone: _____

Previous Address: _____

Month & Year Moved In: _____ Rent Amount: _____

Reason For Leaving: _____

Owner/Agent/Complex: _____ Phone: _____

Make/Model: _____ Year: _____ Color: _____ Tag: _____

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Do you have a car payment: Yes No If yes, How much monthly? _____

Have you ever: Been sued for non-payment of rent? Yes No

Been evicted or asked to move out? Yes No Broken a lease? Yes No

Been sued for damage to rental property? Yes No

Have you ever been convicted of a Felony or Misdemeanor? Yes No

If so, Explain?

How did you hear about us: _____

IN CASE OF PERSONAL EMERGENCY, NOTIFY: _____

REALTIONSHIP: _____ HOME PHONE: _____ Work Phone: _____

Authorization

This is a legal document which imposes certain legal obligation on you; falsification of misuse may result in the forfeiture of your reservation fee In consideration of your rental home application, a consumer or credit-reporting agency may be asked to make an investigate consumer or credit report regarding your credit status. You will be required to sign consent to release information for a criminal background check.

I (applicant) understand and hereby authorize agent/owner and any consumer or credit-reporting agency or bureau employed by it, to investigate my character, general reputation, mode of living, credit and financial responsibility and the statements made within this application. Additionally, to inquire and check with persons and reference named herein and also authorize such credit or consumer reporting agency or bureau to provide a consumer or credit report pursuant to said request.

Agreement and caveat

I (Applicant) hereby make application for lease for a home at the terms described herein and remit the reservation fee and credit check fee for checking my credit. I further understand that the location of the subject property could vary. I (applicant) further understand that the reservation fee will be applied to my security deposit amount.

I (Applicant) do hereby understand that a co-signer may be required after review of my application and an additional credit history of said co-signer may be required.

I (applicant) warrant that all information provided in this application is true and complete. Any false statements will result in immediate cancellation of this application and ensuing lease. I hereby acknowledge that I have never dispossessed from any residence, nor am I now being dispossessed. I also understand that this application, if accepted, become binding to the lease as does all credit information provided. Credit application in itself does not guarantee occupancy and the approval of the home will be granted to the best qualified applicant at the time of application.

If I (Applicant) cancel beyond 72 hours of application, the reservation fee is to be retained by you (agent) as liquidated damages. If the application is denied by agent, applicant will receive a refund of the reservation fee only, within four weeks of denial. Credit check fee is non-refundable.

I (Applicant) understand that I must pay all monies due before taking occupancy of the rental home, in the form of a money order or certified check. I further understand that you have no obligation to prepare, execute, or deliver a lease to me (Applicant), unless and until you (agent) have approved this application in writing. Additionally, you also have no obligation to deliver the exact rental home mentioned. You will, however, be obligated to deliver a similar rental home to a similar rental rate. The occupancy date is subject to change due to availability and approval.

Applicant Signature: _____ Date: _____

Police Record Check

I authorize THE TROLLER GROUP BY AMERICAN REALTY- RICK DUNBAR to access my criminal background by any means necessary and the police department to release all background information to THE TROLLER GROUP BY AMERICAN REALTY- RICK DUNBAR.

First Adult Signature: _____ **Race/Sex:** _____

Print Name: _____

 Last, Middle, First

Address: _____

City: _____ State: _____ Zip Code: _____

Social Security Number: _____ Date of Birth: _____

Other Last Names Used: _____

Second Adult Signature: _____ **Race/Sex:** _____

Print Name: _____

 Last, Middle, First

Address: _____

City: _____ State: _____ Zip Code: _____

Social Security Number: _____ Date of Birth: _____

Other Last Names Used: _____

Third Adult Signature: _____ **Race/Sex:** _____

Print Name: _____

 Last, Middle, First

Address: _____

City: _____ State: _____ Zip Code: _____

Social Security Number: _____ Date of Birth: _____

Other Last Names Used: _____



THE TROLLER GROUP
AMERICAN REALTY

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Residential Rental Reference

****To be filled out by most current landlord or property management company****

By signing this paper you give permission for THE TROLLER GROUP BY AMERICAN REALTY- RICK DUNBAR to verify this information with your current landlord or property management company.

Rental Dates:

From: ___ / ___ / ___

To: ___ / ___ / ___

Rental Amount:

\$ _____

Was lease fulfilled?

Yes or No

Was proper notice given

Yes or No

Did payment history include late payments?

Yes or No

Did payment history include any NSF Checks?

Yes or No

Was there any damage to the apartment?

Yes or No

Was Security Deposit refunded?

Yes or No

Would you rent to this person again?

Yes or No

Additional Comments:

Applicant's Signature: _____

Date: _____

Verification completed by:

Signature

Phone

Date:



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Employment Reference

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****This form must be signed and completed by your supervisor.**

By signing this paper you give permission for THE TROLLER GROUP BY AMERICAN REALTY- RICK DUNBAR to verify all information from current employer.

An employee of your firm _____ has applied for a rental home at one of our properties. In conjunction with our credit check procedure, the following verifiable information must be received from the employer.

Employed since: _____

Employee's Salary: _____

Employee's Job Title: _____

Is this Full or Part Time: _____

Is this Seasonal or Year Round: _____

Your prompt attention to this request will be appreciated, as the application cannot be processed without this information.

Sincerely,
Mike Troller
Realtor®

I hereby authorize the release of the above requested information.

Employee's Signature

Date

Verification Completed By:

Signature

Phone

Date

FOR OFFICE USE ONLY

This application is received by: _____ Date: _____

This application Approved Denied

By: _____ Title: _____ Date: _____

If not approved, specify reason(s): _____

Applicant notified by (Name): _____ Notified by: Phone Letter In person

Date Notified: _____