

1333 Miracle Strip Parkway, Ft. Walton Beach, FL 32548

Tel: (850) 986-7601 Fax: (850) 986-2470

www.resortquestlongtermrentals.com

APPLICATION TO RENT \$50.00 PER PERSON

NO PERSONAL CHECKS OR CASH ACCEPTED!

NO MORE THAN 2 UNRELATED APPLICANTS

Date: _____ Applicant's Name: _____ Soc. Security: _____
D.O.B: _____ Driver's License #: _____ Marital Status: _____
Night Phone: _____ Day Phone: _____ Cell: _____ Email: _____
Closest Living Relative: _____ Relation _____ Address: _____
Phone Number: _____

*****Residential History*****

Present address: _____ City: _____ County: _____ St: _____ Zip: _____
Rent/Own: _____ Landlord/Owner: _____ Landlords Phone: _____
Rent Amount: _____ Rent from: _____ to: _____ Was 30 day notice given? _____ When? _____
Reason for leaving: _____

.....
Former address: _____ City: _____ County: _____ St: _____ Zip: _____
Rent/Own: _____ Landlord/Owner: _____ Landlords Phone: _____
Rent Amount: _____ Rent from: _____ to: _____ Was 30 day notice given? _____ When? _____
Reason for leaving: _____

*****Employment*****

Current employment: _____ Telephone: _____
Supervisor: _____ Telephone: _____ Your position: _____
Length Employed: _____ to _____ Full-time _____ Part-time _____ Monthly Gross Income: _____

.....
Former Employment: _____ Telephone: _____
Supervisor: _____ Telephone: _____ Your Position: _____
Length Employed: _____ to _____ Full-time: _____ Part-time _____ Monthly Gross income: _____

*****Other Source of Income*****

Type of Income: _____ Amount: _____ per _____ Can this be verified? _____
By Whom: _____ Telephone: _____

*****Vehicle Information*****

Make: _____ Model: _____ Year: _____ Car Tag: _____ State: _____
Make: _____ Model: _____ Year: _____ Car Tag: _____ State: _____
Do you have any RV, boats, trailers, Jet Ski's or motorcycles? _____ How many? _____ List: _____
Make: _____ Model: _____ Year: _____ Tag: _____ State: _____

.....
Please answer all of the following questions:

Will you have pets? _____ If so, how many? _____ Are they spayed or neutered? Y or N
Type: _____ Breed: _____ Age: _____ Weight: _____ Sex _____ Name _____
Type: _____ Breed: _____ Age: _____ Weight: _____ Sex _____ Name: _____
Will you have any water filled furniture? _____ If so, specify _____ Do you have Insurance: _____
Have you ever-declared bankruptcy? _____ If so, when? _____ Was it discharged? _____ When? _____
Have you ever had an eviction **filed** against you? _____ If so, specify _____ When? _____
Have you ever been **charged** with a felony? _____ If so, specify _____ When? _____
Have you ever been **charged** with a misdemeanor? _____ If so, specify _____ When? _____
Have you ever refused to pay rent/broken a lease? _____ If so, when & why? _____

Applicant's Signature: _____ Date: _____

I HAVE REVIEWED THE LEASE AND ALL SUPPORTING LEASE ADDENDUMS AND AGREE TO THE TERMS AND CONDITIONS SHOULD MY APPLICATION BE APPROVED. _____ (Initials)

*****FOR OFFICE USE ONLY*****

Property applied for: _____ Rent Amount: (IF PAID ON OR BEFORE THE 1ST)
\$ _____ Rent Amount (AFTER THE 1ST) \$ _____ Initial Term: Shall be for _____ Months,

Beginning: _____ 20____ and ending the last day of _____ 20_____

Application fee paid: YES or NO Cashier check or Money order # _____ Date paid: _____

Holding Deposit Amount: \$_____ Cashier check or Money order # _____ Date paid: _____

Pet Deposit Amount: \$_____ Cashier check or Money order # _____ Date paid: _____

Pet Fee Amount: \$_____ Cashier check or Money order # _____ Date paid: _____



1333 Miracle Strip Parkway, Ft. Walton Beach, FL 32548

Tel: (850) 986-7601 Fax: (850) 986-2470

www.resortquestlongtermrentals.com

**APPLICATION TO RENT \$50.00 PER PERSON
NO PERSONAL CHECKS OR CASH ACCEPTED!**

TO APPLY, THE FOLLOWING IS REQUIRED:

1. All applications must be filled out and signed by the applicant on all pages.
2. A **separate application** must be filled out for each applicant 18 years of age and older.
3. A processing fee in the form of a cashier's check or money order must accompany this application.
NO APPLICATION WILL BE PROCESSED WITHOUT A PROCESSING FEE.
4. If an applicant under 25 years of age does not meet the company's criteria, the company reserves the right to require a co-signer.
5. Two months of pay stubs must be provided to verify proof of income. If you can not provide this, other sources of verification may be requested. These include but are not limited to, copy of last year's tax return or letter from current employer verifying employment status and income, may be requested. **Your gross monthly income must be 4 times the rent amount.**
6. Photo documentation of driver's license (military ID or state ID) & social security card is required. If you do not have a social security card you must present a letter from the Social Security Administration stating that you have applied for one or that a new one will be issued.
7. All intended applicants and occupants must be listed below.
8. You must disclose ALL pets, vehicles of any nature and water filled furniture.
9. No more than 2 unrelated adults allowed to enter into a lease agreement and/or reside in the rental property.

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING POLICIES & PROCEDURES:

1. The processing fee is **NON-REFUNDABLE**.
2. The Holding Deposit shall be refunded **ONLY** if applicant is not approved.
3. The Holding Deposit shall be **FORFEITED** to the Management Company if you are approved verbally and/or written but fail to enter into a Rental Agreement.
4. This application is subject to acceptance by the owner and execution of a rental agreement and is offered without respect to race, color, creed, sex or national origin.
5. The lessor must approve pets & more than two vehicles of any nature.
6. If you have water filled furniture or an aquarium, you must provide the lessor with proof of insurance. FS83.535.
7. No properties are held for more than 15 days without approval from lessor.
8. If approved, a holding deposit must be paid within one (1) business day in order to hold the property and refuse other applicants. The holding deposit must be paid with certified funds (cashier's check or money order). If the applicant defaults on renting the property **AFTER APPROVAL**, the holding deposit will be forfeited.
9. If approved, all monies owed including pet deposits must be paid in full with certified funds (cashier's check or money order) and a rental agreement must be signed prior to move in.

CERTIFICATION: I hereby authorize Florida Tenant Reporting Services, Inc., ResortQuest Long Term Rentals, and its agents to verify all information contained on the application and conduct a full background check including but not limited to credit, employment, eviction & criminal background checks and authorize ResortQuest and its agents, to contact any person(s) or companies listed on the application. Misstatements, either false or incorrect, can be deemed reason for denial of occupancy. I also agree to provide ResortQuest Long Rentals, and its agents with any documentation including but not limited to pay stubs and income tax returns, needed to verify any information contained on the application. I affirm that all the information on this application is true, accurate, complete and correct and agree that if this is not so, my application may be denied and I will forfeit the good faith deposit. I understand that due to the Fair Credit Reporting Act that I will not be furnished a copy of my credit report from Florida Tenant Reporting Services and its members or ResortQuest Long Term Rentals and its agents. I may, however, obtain a free credit report from Equifax if my application is denied for credit reasons.

Applicant: _____ **Date:** _____

(MUST BE SIGNED FOR APPLICATION TO BE ACCEPTED)

SECURITY DEPOSIT

Upon approval of my application I agree to pay my security deposit in the amount of \$ _____ to ResortQuest Long Term Rentals in connection with this rental application. I must pay the security deposit within 24 hours notice of my approval.

If I fail to pay my security deposit in the allotted time frame, the rental can be offered to other applicants. If I fail to enter into a lease or fail to take possession under the terms of my Rental Agreement if one has been signed, I understand and agree that the entire security deposit shall be forfeited by me. In addition, if I have already entered into a Rental Agreement, I will be held liable for all rents and damages as set forth in the Rental Agreement.

Applicant: _____ **Date:** _____

(MUST BE SIGNED FOR APPLICATION TO BE ACCEPTED)

I also affirm the following will be the residents and/or occupants of the property:

Please list the first and last names along with date of birth & relationship (Ex: roommate, spouse, child) of all persons that will be residing at the residence).

Name: _____ DOB: _____ Relationship: _____

Name: _____ DOB _____ Relationship: _____

Name: _____ DOB _____ Relationship: _____

1333 Miracle Strip Parkway, Ft. Walton Beach, FL 32548

Tel: (850) 986-7601 Fax: (850) 986-2470

www.resortquestlongtermrentals.com

RESIDENT SELECTION CRITERIA

To guarantee compliance with the **Federal Fair Housing Acts**, a separate application is required for each applicant over the age of eighteen who will reside at the property.

ResortQuest Real Estate does not discriminate on the basis of age, race, color, creed, religion, sex, national origin, handicap or familial status. ResortQuest Real Estate adheres to all federal, state and local fair housing and equal opportunity laws.

Applicants will **NOT** be accepted on a "first come, first served" basis.

The following are ResortQuest Real Estate criteria for qualifying an applicant as a resident and must be included with the application:

1. Application must be fully completed, dated and signed or **IT MAY NOT BE PROCESSED**.
2. Application must be reviewed at the time of submission to ensure we have all information needed to determine eligibility.
3. Applicant must provide proof of identity with photo (such as a state driver's license or state ID).
4. Applicant must provide a social security card or present a letter from Social Security Administration stating that you have applied for one or that a new one would be issued.
5. Landlord history with a **minimum of two** years to verify proven payment history and that the applicant has never been evicted.
6. Family size must be in compliance with the available unit per HUD guidelines.

APPLICANTS MAY BE DENIED OCCUPANCY FOR THE FOLLOWING REASONS:

- a. Falsifying an application.
- b. Incomplete application.
- c. Poor rental history profile such as:
 - Non-payment of rent
 - A history of poor or unsanitary housekeeping
 - Late payments **more than 10 days**.
 - NSF checks **2 or more** in a year
 - Landlord history with a **minimum of 2 years** to verify proven payment history
 - History of unruly or destructive behavior by applicant or any of the applicant's household members
- d. The following Criminal/Civil history:
 - A history of violence to persons or property within the **last 5 years**
 - A felony **within 7 years**, a sexual predator or sexual offender
 - A history of drug-related activity by the applicant or any of the applicant's household members
 - A **filed** eviction (unless a stipulation was adhered to)

In case of having a documented criminal record, it is up to the applicant to provide written verification from the proper authorities as to the final disposition of innocence or that the case was dropped, denying adjudication withheld cases.

- e. Poor personal references
- f. Poor credit history such as:
 - A broken lease (unless a stipulation was adhered to)
 - **All** unpaid utilities
 - Liens
 - Non Medical Judgments
 - Bankruptcy that has been filed or in the process of **being filed within the last 7 years** or has not been discharged
 - Liens

APPLICANTS MAY HAVE AN ADVERSE REACTION FOR ANY OF THE FOLLOWING:

- a. No employment or recent new employment
- b. Residential verification of less than 2 years
- c. No credit history
- d. Unpaid utilities – we require that all unpaid utilities are paid and proof of payment must be provided to our office.

All sources of income must be verified. An independent company will verify criminal and eviction records. ResortQuest Real Estate adheres to all federal, state and local fair housing and equal opportunity laws.

NO MORE THAN 2 UNRELATED adults allowed to enter into a lease agreement and/or reside in the rental property.

Any exceptions to these criteria must be submitted in writing, to the rental agent for presentation to the landlord for consideration. If approval is given for such exceptions, additional security, co-signers, and/or additional advance rent payments may be required.