

# Angel Realty

## Statement of Qualifying Criteria

*Thank you for visiting and applying.*

To assure our neighbors of a well-maintained community, as well as enjoyable neighbors, we require that all prospective residents meet the following qualifying criteria when completing the rental application:

**Applicant must be employed or have verification of income.** We require monthly gross income to be at least three times the monthly rental rate. If income from employment is the primary source of income, a minimum of six months at the same place of employment must be verified. Self-employment will require the applicant's previous year's tax return as income verification. Income other than wages from employment such as tips, commissions, school subsidies, or allowances from parents will require notarized verification. An applicant that is not currently employed must provide proof of funds (current bank statement), which will equal the full term of the lease agreement. **\*\* Application Must be Legible, Please! Print Neatly!**

**Applicant must have a minimum of one-year verifiable rental history.** Verifiable rental history for a period of at least 12 months, in which all the lease terms have been satisfactorily fulfilled, is required. Negative rental history, eviction, or outstanding monies owed to a previous landlord are unacceptable. If applicant owned a home, applicant must furnish all mortgage information. If applicant has no prior verifiable rental history an additional security deposit up to a full month's rent or more will be required.

**Applicant must physically reside in the apartment for which they are applying.** Applicant must live in the rental unit and must disclose all persons that will be occupying the unit. All persons under the age of 21 are subject to background checks prior to occupancy. All persons 18 years of age or older must be a leaseholder and qualify for the unit with the applicant.

**Credit history for a two-year period prior to this application will be evaluated.** No credit history as well as discharged bankruptcies is acceptable. Negative credit history, other than not fulfilling terms of a lease contract, will be considered provided there are more positive accounts than negative accounts. More than 30% of applicant's credit accounts showing negative remarks is unacceptable.

**A criminal background check will be done on all applicants and any occupant 18 years of age or older.** No felony convictions within the past five years will be accepted. No misdemeanor convictions against persons or property, prostitution or drug related offenses will be accepted. **(OWNER Approved Exception ONLY!!)**

**If rental property is a single family dwelling or single unit, landlord reserves the right to ask for a security deposit equal to one month's rent and first and last month's rent in advance.**

**If you are inquiring about an apartment or duplex, occupancy limits have been established per unit size.** Maximum number of persons allowed (Subject to Code) is as follows with no more than three unrelated adults per apartment or duplex in either a two or three bedroom floor plan:

Studio/Efficiency- no more than 2 persons

One Bedroom- no more than 2 persons

Two Bedroom - no more than 4 persons

Three Bedroom- no more than 6 persons

In order to view a rental home you must show a form of identification. Your driver's license or an alternate second form of identification will be photocopied. Please have identification with you.

We do business in accordance with the Federal Fair Housing Law. We do not discriminate against any person because of race, color, religion, sex, national origin, familial status or disability.

I have read and understand the above qualifying criteria.

Note: False information given on an application will be grounds for rejection of the application.

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

# ANGEL REALTY      RENTAL / CREDIT APPLICATION

**Office: 813-936-9559    Fax: 813-621-3009**

Rental Address \_\_\_\_\_ Unit \_\_\_\_\_

Rent Rate \$ \_\_\_\_\_ Deposit \$ \_\_\_\_\_ Move-in Date? \_\_\_\_\_

Applicant's Last Name	First	Middle	Birthdate	Driver's License & State	Social Security # - -
<input type="checkbox"/> Unmarried <input type="checkbox"/> Married <input type="checkbox"/> Separated	Spouse's Name		Birthdate	Driver's License & State	Social Security # - -
Phone:	Apt. to be occupied by: # Adults ____ # Children ____		Children(s)' Full Name(s) & Date(s) of Birth		
Phone:	Do you Smoke?				
Do you have Pets? Yes          No	How Many?		Type & Size (Pets requires a pet fee and owner's consent)		

### RESIDENCE HISTORY

Present Address	City	State	Zip	How long? Yrs      Mths	Area Code & Phone #	<input type="checkbox"/> Rent <input type="checkbox"/> Own
Name & Address of Present Landlord or Mortgage Co.				Area Code & Phone #		Monthly Pmt. \$
Previous Residence Address	City	State	Zip	Previous Landlord	Area Code & Phone #	How long? Mthly Pmt.
<i>Have you ever been served an eviction notice or asked to vacate a property you were renting?</i> YES      NO						
<i>Have You Willfully or intentionally refused to pay rent when due?</i>			<i>Have You Been Sued for unlawful detainer?</i>			
<i>Filed for Bankruptcy?</i>			<i>When &amp; Where?</i>			

### EMPLOYMENT HISTORY PAST YEAR

Applicant Employed By	Supervisor's Name			How long? Yrs      Mths		
Address	City	State	Zip	Phone	Position Held/Occupation	Salary \$      Per
Previously Employed By				Supervisor's Name		How long? Yrs      Mths
Address	City	State	Zip	Phone	Position Held/Occupation	Salary \$      Per
Previously Employed By				Supervisor's Name		How long? Yrs      Mths
Address	City	State	Zip	Phone	Position Held/Occupation	Salary \$      Per

ADDITIONAL INCOME: Additional Income such as child support, alimony, or separate maintenance need not be disclosed unless such Additional Income is to be included for qualification hereunder. Source: \_\_\_\_\_ Amount of \$ \_\_\_\_\_ per \_\_\_\_\_

### CREDIT AND LOAN REFERENCES

No. of Vehicles On Property	Do you have any recreational vehicles, vans, boats, motorcycles? If so specify:	
Auto No 1 – Type	License	State
Financed Through	Account No.	Monthly Payment
Auto No 2 – Type	License	State
Financed Through	Account No.	Monthly Payment

Loans & Charge Accounts including Department Stores, Credit Cards, etc.					
Owed To	Account #	Address	Zip	Total Debt	Payments
					\$ per
					\$ per
					\$ per

**BANK REFERENCES**

Name of Bank or Savings & Loan	Account #	Address	City	State	Zip	
Family Physician		Address	City	State	Zip	Area Code & Phone #
In Case of Emergency, Call	Relationship	Address	City	State	Zip	Area Code & Phone #

**CONSENT TO OBTAIN CREDIT / EMPLOYMENT INFORMATION**

Applicant hereby authorizes verification of any and all information set forth in this Application, including release of information by any bank or savings and loan, credit reporting agencies, landlord & employer (present and former) and any Lender. Applicant hereby specifically authorizes Angel Realty and / or Associates to perform any credit and or criminal background check(s) to verify information on this Application and hereby release, in any manner all the information obtained. I/We further release all persons, agencies, or firms from any liabilities resulting from providing such information. All such information hereon, and released as authorized above, will be kept confidential. **APPLICANT REPRESENTS THAT THE INFORMATION SET FORTH ON THIS APPLICATION IS TRUE AND COMPLETE.** Material misrepresentations on the Application will constitute a default under the Lease or Rental Agreement between the parties.

**CREDIT CHECK FEE** - Applicant has submitted the sum of \$ **50.00 (Cash) Per Adult, non-refundable** payment for a credit check and processing charge, receipt of which is acknowledged by Management. Such sum is not a rental payment or deposit amount. In the event this application is approved or disapproved, this sum will be retained by Management to cover the cost of processing application as furnished by applicant. This application must be signed before it can be processed by Management.

**SECURITY / HOLDING DEPOSITS** - I hereby deposit \$ \_\_\_\_\_ (Cash, Cashier's Check or Money Order) with Angel Realty as a Security/Holding Deposit in consideration for taking the dwelling off the market while processing this application. Once Approved, I understand this deposit becomes Non-Refundable. If for any reason Management declines my application, the Management will refund this security/holding deposit to me in full. If I cancel or refuse for any reason, to enter into a lease within 72 hrs of verbal or written acceptance and /or take possession after lease signing, I understand this Security/Holding deposit shall be forfeited to the landlord or management as damages in addition to any penalties as provided in the lease, if the lease has been signed by applicant(s). Only when a Security/Holding Deposit is received by Management will this unit be held available until application is processed.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**SECURITY / HOLDING DEPOSIT** – I authorize Management to apply my Security/Holding deposit of \$ \_\_\_\_\_ toward the Rental's **Security/Damage Deposit** upon Application Approval.

I HAVE READ AND AGREE TO ALL THE PROVISIONS AS STATED ABOVE.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Office Use Below**

**Angel Realty**

**David Severino / Broker / Realtor.GRI.CRS.CPMS. Leasing Agent** \_\_\_\_\_

**Property Manager**

**Office: 813-936-9559 Fax: 813-621-3009**

**Application Approval** \_\_\_\_\_ **Date** \_\_\_\_\_

**E-Mail: [David@AngelRealtyFla.com](mailto:David@AngelRealtyFla.com)**

**Yes / No**