



NATIONAL TENANT NETWORK

THE NATION'S PREMIER SCREENING COMPANY
TELEPHONE 1.800.330.2930 or FAX 1.800.368.1241

SUBSCRIBER NAME: Anne Rogers Realty Group, Inc.

ACCESS NUMBER: 3918 PHONE NUMBER: **407-649-4141**

FAX THIS REPORT BACK TO: **407-649-7770**

REQUESTING AGENT (PRINT NAME) _____

CHECK THE DESIRED REPORTS BELOW:

- Scored Credit Report
- Eviction/Tenant Performance
- Nationwide Criminal/Sex offender search
- Credit & Eviction (SSP)
- Credit & Eviction & Criminal (PSP)
- Canadian Credit
- Canadian Criminal
- Decision Point Monthly Rent: _____ Monthly Income: _____

APPLICANT (PRINT NAME) _____

SOCIAL SECURITY # _____ DATE OF BIRTH _____

CURRENT ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PLEASE CAREFULLY FILL IN ALL OF THE ABOVE INFORMATION. I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND COMPLETE AND HEREBY AUTHORIZE YOU TO MAKE ANY INQUIRIES YOU FEEL NECESSARY TO EVALUATE MY TENANCY. IF I RENT THE UNIT, I UNDERSTAND THAT THE INFORMATION GATHERED ON, AND FROM THIS FORM AND THE RENTAL AGREEMENT MAY BE MAINTAINED BY MANAGEMENT AND NATIONAL TENANT NETWORK FOR UP TO FIVE (5) YEARS AFTER I VACATE THE PREMISES.

TENANT'S SIGNATURE _____ DATE _____



RENTAL APPLICATION

Every occupant over the age of 18 **MUST** fill out a separate application (even if married).
Please fill out this form **COMPLETELY** and sign where indicated.

PERSONAL INFORMATION			
FIRST NAME	MIDDLE	LAST	S.S.# - -
DATE OF BIRTH / /	MARITAL STATUS <input type="checkbox"/> SINGLE <input type="checkbox"/> MARRIED Since _____ <input type="checkbox"/> DIVORCED Since _____	DRIVERS LICENSE #	STATE
PHONE - - <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE - - EXT. <input type="checkbox"/> HOME <input type="checkbox"/> WORK	EMAIL	
PRESENT HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PRESENT LANDLORD	LANDLORD PHONE - -	
REASON FOR LEAVING	AMOUNT OF RENT	Is your present rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO	
PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PREVIOUS LANDLORD	LANDLORD PHONE - -	
REASON FOR LEAVING	AMOUNT OF RENT	Was your rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO	
NEXT PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	NEXT PREVIOUS LANDLORD	LANDLORD PHONE - -	
REASON FOR LEAVING	AMOUNT OF RENT	Was your rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO	

PROPOSED OCCUPANT(S)			
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE

PROPOSED PET(S)			
NAME	TYPE/BREED	<input type="checkbox"/> INDOOR <input type="checkbox"/> OUTDOOR	AGE
NAME	TYPE/BREED	<input type="checkbox"/> INDOOR <input type="checkbox"/> OUTDOOR	AGE
NAME	TYPE/BREED	<input type="checkbox"/> INDOOR <input type="checkbox"/> OUTDOOR	AGE

VEHICLE(S) INFORMATION					
YEAR	MAKE	MODEL	COLOR	PLATE #	STATE
YEAR	MAKE	MODEL	COLOR	PLATE #	STATE

EMPLOYMENT		
CURRENT EMPLOYER	OCCUPATION	HOURS/WEEK
SUPERVISOR	PHONE - - EXT:	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	
CURRENT EMPLOYER	OCCUPATION	HOURS/WEEK
SUPERVISOR	PHONE - - EXT:	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	

INCOME		
CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY	SOURCE	PROOF OF INCOME <input type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY	SOURCE	PROOF OF INCOME <input type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY	SOURCE	PROOF OF INCOME <input type="checkbox"/> YES <input type="checkbox"/> NO



Anne Rogers Realty Group, Inc.
Rental Application Disclosure and Authorization

APPLICANT'S NAME _____

I, the Undersigned Applicant, affirm that the information in this Rental Application is true and correct.

I authorize Anne Rogers Realty Group, Inc. to question and seek information from all person and/or firms named by me in this application and further authorize Anne Rogers Realty Group, Inc. to acquire my credit reports and criminal background check from any authorized credit agency. I agree that acceptance of this application is conditional upon a credit check and other verifications that are satisfactory to Anne Rogers Realty Group, Inc.

I understand that due to the Fair Credit Reporting Act, I will not be furnished with a copy of my credit report from Anne Rogers Realty Group, Inc. I understand and agree that this Rental Application and any and all work product produced in evaluating this Rental Application is the sole and exclusive property of Anne Rogers Realty Group, Inc.

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present a health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit. Any radon testing will be at applicant's expense and must be completed prior to the occupancy date of the Lease Agreement.

Molds are naturally occurring organisms that may or may not present health risks to certain individuals who are exposed to molds over time. Additional information regarding mold and mold testing may be obtained from your County Public Health Unit. Any mold testing will be at applicant's expense and must be completed prior to the occupancy date of the Lease Agreement.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant woman. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention. It is the policy of Anne Rogers Realty Group, Inc. to provide this disclosure and federally approved pamphlet before renting any pre-1978 housing.

The policy of Anne Rogers Realty group, Inc. is to report any amounts owed at the end of tenancy to a collection agency and/or national credit-reporting agency.

Notice: Pursuant to Florida Statutes, Section 475.278, you are advised that Anne Rogers Realty Group, Inc. is representing the Property owner's interest in any and all rental transactions, and is being paid a commission by the Property Owner for leasing and management services. Should you desire you are entitled to your own representation.

Applicant's Signature _____ Date _____



Anne Rogers Realty Group, Inc.
Rental Process and Application Disclosure

Anne Rogers Realty Group does business in accordance with the Fair Housing Act, and does not discriminate on the basis of sex, sexual orientation, marital status, race, creed, religion, age, familial status, disability, color, national origin, or any other protected basis. Anne Rogers Realty Group is the rental agent for many separate owners; therefore, policies at each property may vary depending on the particular association or owner's preference.

1. All adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicants must provide proof of identity. A nonrefundable application fee will be required for all adult applicants. Applicants may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or additional security or damage deposits.
2. A processing fee of \$50.00 must accompany each application. If paid in cash, the exact amount is required. The processing fee is non-refundable. No application will be processed without a processing fee. Deposits or holding fees must be separate from the rent or application fees.
3. Applicants must provide documentation of U.S. citizenship or immigration status. Applicants must provide their Social Security Number (SSN) or Individual Taxpayer Identification Number (ITIN). Rental Applications from applicants who are not U.S. citizens and who do not have the legal right to be in the U.S. will be declined. Rental Applications from applicants who are legally in the U.S. but cannot prove that they have the legal right to be in the U.S. through the entire lease term will be declined.
4. Applications from other applicants are accepted until an application is approved. Because of the fiduciary relationship Anne Rogers Realty Group has with owners, if more than one application is submitted before approval can be achieved, then the most qualified applicant will be approved for placement. Remaining applicants may consider other properties available from Anne Rogers Realty Group's rental list.
5. Applicants, including all others who are applying to rent the Premises as one household unit, must have a combined and verifiable gross income of at least three times the monthly rent or comparable amount if income is tax-free.
6. Reliable documentation and telephone numbers, including work fax numbers, for all income sources must be provided. Employment and income will be verified on all applicants. Self-employed applicants will be required to produce upon request the previous year's Tax Return (1040). Non-employed applicants must provide proof of income and/or financial ability. Applicant may, at applicant's discretion, provide payroll check stubs covering a minimum of the last three months as additional documentation to assist in verifying current employment and income. All Rental Application information must be complete and verifiable. While Anne Rogers Realty Group will make reasonable efforts to verify the information provided, and will attempt to contact the applicant if there is a delay in verification, incomplete or unverifiable information may result in declining a Rental Application. Upon completion of processing the applicant will be notified immediately that the Rental Application has been approved or declined.

7. A history of bankruptcy is cause for rejection of a Rental Application unless the bankruptcy has been fully discharged and the applicant has established satisfactory credit history for a least two full years after discharge. Also, additional security deposit and/or guarantor may be required at the sole discretion of Anne Rogers Realty Group.
8. Any of the following by any person intending to occupy the premises is cause for rejection of a Rental Application:
 - Any conviction or adjudication other than acquittal of a sex offense
 - Any conviction or adjudication other than acquittal of a felony
 - Any conviction or adjudication other than acquittal of the illegal manufacture or distribution of a controlled substance
 - Any history of illegal gambling; prostitution; illegal drug use; abuse of or illegal treatment of animals, or the manufacture and/or distribution of drugs firearms, explosive devices, or pornography
 - A history of violence or of threats made to a Landlord, Landlord's agent, neighbors, or others
 - A history of any eviction actions
9. As per guidance from the United States Department of Housing and Urban Development (HUD), maximum occupancy is two people per bedroom. Persons under two (2) years of age are not included in the count. Anne Rogers Realty Group prohibits the rental of a single-family dwelling unit to more than three (3) unrelated adults. However, some city and county municipalities and/or Homeowners Associations prohibit more than two (2) unrelated adults to reside in a single family dwelling unit, in which case Anne Rogers Realty Group will follow the prevailing community guideline "Unrelated adults" are those person who are not related to each other by blood or marriage.
10. All animals, vehicles of any kind, and water filled furniture, including aquariums, must be disclosed on the Rental Application, and proof of insurance (FS 83.535) covering Property owner's interest must be provided for any water filled furniture/aquariums. Animals are permitted only on certain properties at the sole discretion and approval of the Property Owner. Only small to medium sized, non violent, common domesticated animals will be allowed on any property that permits animals. Farm animals, snakes, other reptiles, exotic animals, and any large or aggressive animal will not be approved. Rottweiler, American Staffordshire Terriers (pit bulls), American Pit Bull Terriers, Dobermans, German Shepherds, Chows, Huskies, Alaskan Malamutes, Great Danes, St Bernard's, Mastiffs, and mixed breeds including any of the above mentioned will not be approved. If an animal is approved, a \$250.00 non-refundable pet fee is required. An additional security deposit of \$250.00 per pet will be required at the sole discretion of the owner. In addition, proof of renter's insurance with animal liability is required.
 - Upon receipt of your rental application and application fee, you can expect and hereby authorize that we will: (1) check your credit report; (2) check the public records for any past evictions, (3) verify your employment; (4) verify your previous landlord references; and (5) do a criminal background check. We would encourage you not to apply if you have bad credit; bad references have ever been evicted in the past or have a criminal record. Cosigners or Co-Guarantors may be considered on an individual basis.

- Once you have been notified of your approval, you may place (at a minimum) a holding deposit (by cashier's check or money order, equal to at least one month's rent within 48 hours of your approval notification. Once approved and payment of the holding deposit is paid your holding deposit is nonrefundable. In the event that you fail to enter into the lease agreement or refuse to take possession of the property on or before the beginning rental date you applied for, you shall forfeit these funds as liquidated damages. Due to the high demand for rental homes, we will not hold the property you applied for off the rental market for more than 48 hours unless you provide the required holding deposit. If you do not comply with this requirement, we may rent the home you applied for to someone else, and your application is nonrefundable.
- Keys will be released on the first (1st) day of occupancy as stated in the lease agreement. Request for keys earlier must be accompanied with additional pro-rated rent and must have Anne Rogers Realty Group prior approval.

Applicant's Signature _____ Date _____

Applicant's Signature _____ Date _____

Applicant's Signature _____ Date _____