RENTAL APPLICATION

Resident selection criteria (This page to be retained by applicant)

Application Requirements: All adult applicants age 21 and older must submit a fully completed, dated and signed residency application and fee. Applicant must provide a state issued photo identification card or a driver's license. Any false information will constitute grounds for rejection of application. Application fees are as follows: 1st application is \$50.00 cash, each additional application will be \$20.00 cash (example: John Smith-\$50.00; Joan Smith-\$20.00; Betty Smith-\$20.00). These fees are non-refundable. Personal checks are not accepted. Bankruptcies must be discharged for two (2) years.

All applicants ages 18-20 must provide name and birth date, but <u>are not</u> required to complete an application or pay an application fee.

<u>Completed Application</u>: An application will not be considered "completed" and will not be processed until all of the following have been provided to us: an application fee has been paid to us; pay stubs have been received for proof of income; and a signed request form to verify rental/employment. All are necessary for the Application to be considered completed.

What Does It Cost To Move In? Along with the Application Fee, the Rental Deposit and the Pet Fee (if applicable), you would need to pay an Administration Fee of \$25.00 in addition to the first month's rent (or pro-rated rent amount depending on which day of the month you choose to move in). This can be paid when you sign your Lease and get the keys to your new home. PERSONAL CHECKS ARE NOT ACCEPTED FOR THE FIRST MONTH'S RENT. FIRST MONTH'S RENT MUST BE PAID IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.

<u>Income Requirements:</u> Applicants must have a combined income of at least three times the monthly rent. We reserve the right to require a co-signer. A minimum of two years residential history is required. Self-employed applicants are required to produce, upon request, two years of tax returns or 1099's. Non-employed individuals must provide proof of income. All sources of other income must be verifiable if needed to qualify for a rental unit.

<u>Credit Reporting:</u> Our company policy is to report all non-compliances with the terms of your rental agreement or failure to pay rent as agreed, or any amounts owed to any or all of the various credit reporting agencies and to list your name in the Jacksonville Landlord tenant database.

<u>Background Investigation Requirements:</u> Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld" further documentation may be required and applicant may be denied on this basis.

<u>Rental/Mortgage Requirements:</u> Previous rental history from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbance or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination. Negative rental history including, but not limited to, past Eviction(s) could preclude you from rental consideration.

Smoking Policy: All of our properties are strictly NON-SMOKING properties.

<u>Pet Policy:</u> No pets (with the exception of service pets-physician's note accompanied) of any kind are permitted without specific written permission of landlord by or through an addendum to the lease, a non-refundable pet fee acceptable to landlord and/or additional pet fee. Pet fee is waived for service pets. Pet fees are established on a per property basis. <u>Absolutely no</u> aggressive breeds, including Akitas, Alaskan Malamutes, Chow Chows, Doberman Pinschers, German Shepherds, Pit Bulls, Presa Canarios, Rottweilers, Siberian Huskies, Staffordshire Bull Terriers, Wolf hybrids or a mix of any of these breeds, will be accepted. Pictures of dogs must accompany the pet

(This page to be retained by applicant)

<u>application.</u> PERSONAL CHECKS ARE NOT ACCEPTED FOR THE PET FEE. THIS FEE MUST BE PAID IN THE FORM OF CASHIER'S CHECK OR MONEY ORDER.

Deposit Requirements: Applicants are required to pay a deposit while your application is being processed or the dwelling will not be reserved. If our company does not receive all necessary paperwork within 72 hours of application, deposit will be returned and property will be placed back on the rental market. WE RESERVE THE RIGHT TO REQUIRE AN ADDITIONAL DEPOSIT AND/OR ADDITIONAL PREPAID RENT. THE DEPOSIT MUST BE IN THE FORM OF CASHIER'S CHECK OR MONEY ORDER. PERSONAL CHECKS ARE NOT ACCEPTED FOR THE SECURITY DEPOSIT.

Applications will not be accepted on "a first-come, first-served basis" and based on the terms of FMG Agreement with the Owner, Broker shall screen applicants based on qualifications and owner needs.

**By completing and submitting this application along with a deposit, the applicant is making a commitment to rent a particular property. If the applicant chooses to retract this application FOR ANY REASON, said deposit is forfeited and is not eligible to be refunded. **

If the application is approved and applicant is notified of same and the applicant fails to enter into a lease agreement, the applicant shall forfeit the submitted deposit.

<u>Liquid Furniture</u>: Liquid furniture is acceptable provided that the home is structurally safe for the weight and the applicant provides proof of insurance naming the owner and property administrator, if any, as beneficiary of any claim paid. The applicant will be responsible for 100% of any repairs and or replacements that are caused by liquid furniture malfunctions or abuse.

Occupancy Requirements: the number of occupants must be in compliance with HUD standards and guidelines for the applied for unit. The standards are as follows:

No more than 2 persons may occupy a 1-bedroom dwelling No more than 4 persons may occupy a 2-bedroom dwelling No more than 6 persons may occupy a 3-bedroom dwelling No more than 8 persons may occupy a 4-bedroom dwelling

If You Fail To Sign Lease Contract After Approval: Unless we authorize otherwise in writing, you and all coapplicants must sign the Lease Contract within 15 days after we give you our approval in person or by telephone. If you or any co-applicant fails to sign as required, we may keep the security deposit as liquidated damages, and terminate all further obligations under this Agreement.

<u>Non-Approval:</u> We will notify you whether you've been approved within 3 business days after the date we receive a completed Application. Notification may be in person or telephone unless you have requested notification by mail. You must not assume approval until you receive actual notice of approval.

<u>Refund After Non-Approval:</u> If you or any co-applicant is disapproved or deemed disapproved, FMG will refund the security deposit. Refund checks may be made payable to all co-applicants and mailed to one applicant.

Notice To Or From Co-Applicants: Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.

Rental Application						
Applicant Information						
Name:						
Date of birth: SSN:						Phone:
Drivers Licenses #		Ema	ail:			1
Current Address: Cit/State/Zip						
Own Rent (Please circle)	ease circle) Monthly payment or rent:			ent:	How long?	
Landlord:	Landlord Phone #	:				
Previous Landlord: (if less than 2 years)				Landlords Ph	one #:	
Previous address:			City/Sta	ate:		ZIP Code:
Owned Rented (Please circle)	Monthly payment	or re	nt:			How long?
Employment Information						
Current employer:						
Employer address:						How long?
Phone:	E-mail:	E-mail:				Fax:
City:	State: ZIP Code:				ZIP Code:	
Position: Net Monthly Income: Pay Cycle: Wkly – Bi-Wkly – Monthly (Ci						
Position:	Net Monthly Incom	me:			Pay Cycle: V	Vkly – Bi-Wkly – Monthly (Circle)
Previous Employment Information		me:			Pay Cycle: V	Vkly – Bi-Wkly – Monthly (Circle)
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Previous Employment Inform		me:			Pay Cycle: W	Wkly – Bi-Wkly – Monthly (Circle) How long?
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Previous Employment Information Previous employer: Previous Employer address: Phone: City:	ation			ZIP Code:	Pay Cycle: W	
Previous Employment Inform Previous employer: Previous Employer address: Phone: City: Position:	ation Sta			ZIP Code:	Pay Cycle: W	
Previous Employment Information Previous employer: Previous Employer address: Phone: City: Position: Emergency Contact	ation Sta			ZIP Code:	Pay Cycle: W	
Previous Employment Inform Previous employer: Previous Employer address: Phone: City: Position: Emergency Contact Name of a person not residing with you:	ation Sta				Pay Cycle: W	
Previous Employment Information Previous employer: Previous Employer address: Phone: City: Position: Emergency Contact Name of a person not residing with you: Address:	ation Sta			Phone:	Pay Cycle: W	
Previous Employment Information Previous employer: Previous Employer address: Phone: City: Position: Emergency Contact Name of a person not residing with you: Address: City:	ation Sta	ate:	Addres	Phone: ZIP Code:	Pay Cycle: W	
Previous Employment Information Previous employer: Previous Employer address: Phone: City: Position: Emergency Contact Name of a person not residing with you: Address: City: Relationship: References Name:	ation Sta	ate:	Addres	Phone: ZIP Code:	Pay Cycle: W	How long?
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	,,,, .			on any felony?	Yes	INO
		been convicted or had a				No
offense or drug relate						
		ice as a sexual offender				_ No
Has any member of y withheld for any felor		d guilty, no contest, bee	en convicted or had	adjudification	Yes	No
Has any member of y withheld for any sexu		r plead guilty, no contest related charge?	, been convicted or	had adjudification	Yes	No
Has any member of y	our household ever	registered with the She	rriff's Office as a se	xual offender?	Yes	No
Have you ever broker	n a rental or lease a	agreement?			Yes	No
Have you ever declar	red Bankruptcy?				Yes	No
Have you ever been s	sued for non-payme	ent of rent?			Yes	No
Have you ever been s	sued for damages to	o a rental property?			Yes	No
Do you have any pets	s or do you plan to	acquire any? See Pet A	pplication		Yes	No
Where did you find o	ut about us? Inte	rnet Yard Sign	Referred by	/:		
twork, Inc. includi	s). <u>I hereby aut</u> ing my credit, i	horize the verifica rental, check writi	tion of all aboy ng, employmen	e information b t history, salar	y the Rer y and prev	<u>ital Property</u> vious landlord.
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Make ______Model _____ Color ______Year_____

Pet Application

- Pet fee is \$300.00 and/or additional pet fee is non-refundable. (Separate Application is required for each Pet.)
- All fees must be paid with a cashier's check or money order. No cash or personal checks are accepted.
- We are NOT able to accept the following breeds: German Shepherds, Dobermans, Pit Bull, Chows, Rottweiler or a mix of these breeds due to aggressive nature.
- Any false information will constitute grounds for rejection of application; this includes tenant application as well.
- Photos of the pet(s) must accompany the application.
- Tenant must also sign a separate Pet Addendum at time of lease signing.
- Federated Management Group, Inc. reserves the right to meet the pet in question.

PROPERTY ADDRESS:

PET INFORMATION					
Date:		Desired Mov	/e-In Da	ate:	
Name of Pet:					
Breed:		Age:			Weight:
Temperament:		Color:			
Indoor/Outdoor Pet:		Neutered/Sp	payed:		
Declawed:		House Broke	en:		
Leash Trained:		Crated:			
Length of Time Owned:	Tagged:			License	ed:
Shot Records:		Health Issue	es:		
Veterinarian Name:			Phone	:	

BELOW THIS LINE IS FOR OFFICE USE ONLY

Agent:	Approved / Denied per Owner / Agent / Manager
Photos Provided:	Non-Refundable Pet Fee:
Date of Lease:	Term of Lease:

	i caciatea manaj	gement Group, me				
AUTHORIZATION TO VERIFY EMPLOYMENT AND RENTAL HISTORY						
check writing, employment	history including salary and	derated Management Group, previous rental history by la ty of information listed and c	ndlord. Application for			
Applicant's Signature		Date				
Print Name	-					
Verification For:						
(Prev	ious Property Address)					
BELOW THIS LINE IS FOR OFFICE USE ONLY VERIFICATION OF RENTAL HISTORY						
Applicant's Name:	Rental Rate \$ /Month	Has proper notice been given? Yes No	Was lease agreement fulfilled? Yes No			
Lease Began:	\$/Month Did tenant have any pets? Yes No	# Times rent 5 days late:	# NSF checks:			
Lease Ends:	Type of pet:	# Times rent 30 days late:	Outstanding fees due:			
Would you re-rent?	Any complaints?	Name of Person providing information:	Position:			
Names of Other Occupants:						
EMPLOYMENT VERIFICATION						
Employer:	Position of Applicant:	Employment Dates:	Salary (per month)			
		From: To:	\$			
Name and Title of Person providing information:						
PLEASE FILL OUT THE INFORMATION REQUESTED ABOVE AND FAX BACK TO:						
Federated Management Group, Inc. at: (904) 425-3819 Attn:						

Federated Management Group, Inc To be retained by Management Group

By signing below, I indicate that I have received, agreement.	read and understand pages	1-6 of the above rental application
Applicant Signature	Date	_
Landlord or Rental Agent Signature	Date	_
	For Office Use	
Leasing Agent:		
Property Manager: (if different)		
Application Fee Received:		
Property Address Applied For:		
Rent Amount:		
Expected Move-In Date:	_	
Notes:		

GOOD FAITH DEPOSIT

By completing and submitting this application along with a Good Faith Deposit to Federated Management Group, Inc. for the home located at:

I/We are <u>making a commitment</u> to rent thi	is home.	
If I/We choose to retract this application a <u>forfeited</u> and is <u>not</u> eligible to be refunded.		<u>y reason</u> , said Deposit is
By signing below, I indicate that I have rea	ad and understand this decl	aration.
Applicant's Signature	Date	_
Applicant's Signature	Date	_
Applicant's Signature	Date	_
I am in receipt of a Good Faith Deposit in t property.	the amount of \$	for the above mentioned
Agent acting on behalf of Federated Management Group, Inc.	Date	_