

APPLICATION FOR RESIDENTIAL RESIDENCY AND TERMS & DISCLOSURES



**Team Sandy Blanton Realty, Inc.**

4400 BAYOU BLVD. SUITE 49B

PENSACOLA, FLORIDA 32503

850-202-7682

**Rental Application**

**Application must be submitted with application fee(s) to be reviewed. Fees are \$35 for first applicant plus an additional \$30 per adult on the lease. There is a \$50 leasing fee due at the time of lease signing.**

**Applicant Information**

Name:			
Date of birth:	SSN:	Phone:	
Current address:			
City:	State:	ZIP Code:	
Own    Rent    (Please circle)	Landlords Phone #:		How long?
Previous address:			
City:	State:	ZIP Code:	
Owned    Rented    (Please circle)	Landlords Phone #:		How long?

**Employment Information**

Current employer:			
Employer address:			How long?
Phone:	Your E-mail:		Fax:
City:	State:	ZIP Code:	
Position:	Hourly    Salary    (Please circle)	Monthly income:	

**Emergency Contact**

Name of a person not residing with you:			
Address:			
City:	State:	ZIP Code:	Phone:
Relationship:			

**Co-applicant Information**

Name:			
Date of birth:	SSN:	Phone:	
Current address:			
City:	State:	ZIP Code:	

Own	Rent	(Please circle)	Monthly payment or rent:	How long?
Previous address:				
City:		State:		ZIP Code:
Owned	Rented	(Please circle)	Monthly payment or rent:	How long?
<b>Co-applicant Employment Information</b>				
Current employer:				
Employer address:				How long?
Phone:		Your E-mail:		Fax:
City:		State:		ZIP Code:
Position:		Hourly	Salary	(Please circle)
			Monthly income:	
<b>References</b>				
Name:		Address:		Phone:
I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.				
Signature of applicant:				Date:
Signature of co-applicant:				Date:

PARTIES: The applicant(s) names above hereby enter this agreement with ‘thereafter manager’ regarding the premises located at \_\_\_\_\_ (hereinafter “premise”) and agrees to all terms herein. Manager is the authorized and lawful agent of the “Applicant” shall mean singular and plural, male or female according to who is a party to this application.

GENERALLY: Applicant hereby consents to and gives all information requested herein-including references, credit records, consumer report information about character, general reputation, personal characteristics, employment, financial verification, mode of living, and all public record information including criminal and tax records. Applicant giving false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement is any/ or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of investigation. Any incomplete applications may be rejected or denied. All adult applicants over the age of 18 must submit a fully complete, dated and signed rental application and application fee. Verbal representations are not binding or effective. This application is preliminary only, in no way implies that a particular rental unit shall be available; and in no way obligates manager to execute a lease or deliver possession of the proposed premises. Time is of the essence. It is the responsibility of research and inquire about relevant factors concerning Applicants “suitableness/acceptance” of the premises, including but not limited to; school zones, hazard/flood zones, noise zones, location appearance, condition, design, color, accessibility, insurance costs, handicap accessibility features, zoning, etc.

NON-REFUNDABLE APPLICATION FEE: Applicant must pay Manager the sum of \$35.00 as a Non-Refundable Application Fee for costs, expenses and fees in processing the application. Some Homeowner and Condominium Association may require a separate application and fees and if such is the case. Applicant

must also apply separately to such homeowners or condominium association and remit whatever other application fee may be required.

MULTIPLE APPLICANTS/APPLICATIONS: Where there multiple co-Applicants, Manager may deny each and/or all co-Applicants based upon on Applicant failure to pass Managers selection criteria. Co-Applicants are jointly and severally liable and responsible for all terms or this application, including and fees due or owned. The non-refundable application fee shall increase and additional \$25.00 per additional co-Applicant for the added administration costs and expenses associated with such co-Applicants.

In the event there are multiples, unrelated Applicants for the same premises, Manager shall decide (based upon the results of the application) which Applicant best qualifies for the premises, which may not necessarily be the first application received. If your application is approved, but not for the premises for which you are applying, you may consider applying for other available properties that Manager may have, without payment of an additional application fee.

PROPERTY-HOLDING FEE: Applicant shall pay a Property Deposit Fee of \$\_\_\_\_\_ in consideration for taking the dwelling off the market while the application is being processed. If manger approves Applicant, the lease is entered into the possession of the premises is taken as provided in the lease, the Property Deposit shall be applied toward the security deposit. The Applicant is approved, but (1) fails to enter the lease within 2 days of verbal and/or written approval and/or (2) fails to take possession after executing the lease and in compliance with the lease, the full Property Deposit shall be forfeited to the Manager in addition to any penalties as provided in the lease if the lease has been signed by the Applicant. If Applicant executed the lease, he or she is bound by all terms therein, and provision in this application nor withstanding. If Applicant “holds property” as provided herein, Manager shall not hold rental property vacant for more than 3 days, unless Manager otherwise approves.

PET FEE AND DEPOSIT: In consideration of allowing Applicant to have pet on the premises, Applicant shall deposit a non-refundable pet fee of \$\_\_\_\_\_ and shall pay an additional security deposit of \$\_\_\_\_\_, which is subject to the lease terms. If Applicant is not approved, he or she will be returned said monies. If Applicant is approved and executes the lease, said monies will be applied as provided in the lease. Applicant does not have a right to have a pet on the premises and Manager may deny Applicant’s ability in have a pet on the premises pursuant to Resident Selection Criteria and the Lease and Pet Addendum.

Pets	Breed	Lbs
1.		
2.		
3.		

PROPERTY INSPECTION: Applicant may preview the premises applied for, however, Applicant may elect to lease the premise without previewing and said premise and is subject to the terms of the Premises Inspection Waiver Addendum.

OCCUPANTS: Applicant(s) intends for the following individuals to reside with him or her during the residential tenancy applied for

Occupant(s)	Age	Relationship to Tenant(s)
1.		

2.		
3.		
4.		
5.		

All occupants are under the age of 18

1. Has any been arrested or convicted of a crime(s)? If yes, list crimes \_\_\_\_\_
2. Has any been suspended or expelled from school or behavior problems involving violence, drugs, or sex? If yes, list all incidences \_\_\_\_\_

VEHICLES: Applicant(s) intends to keep the following vehicles (cars, trucks, boats, RV's, motorcycles, ATV, etc.) at the premises (use back of application if necessary)

Vehicle	Owner	VIN
1.		
2.		

APPLICATION PROCESSING AND TIME FRAME: If Applicant(s) fully completes the application and provides Manager with accurate and truthful contact information for all items in application. Manger can usually process the application on the same day, but may take two, three days. In some cases approval of homeowner associations, condo associations, homeowners, or unforeseen circumstances may require some applications to take longer. Manager will attempt to contact Applicant(s) immediately upon determination of approval or denial. Application processing may be delayed due to circumstances caused by Applicant and thus delay the approval verification, including but not limited to, lack of necessary information. Applicant requests and lease negotiations. Applicant agrees that there is no guarantee that Applicant will be accepted before another Applicant.

PAYMENT: All initial funds paid herein relative to the application for residency of the premises must be paid by cashier's check or money order payable to and/or (if checked), no cash. Subsequent payments must be paid as agreed upon in the lease.

RESIDENTIAL SELECTION CRITERIA: Manager uses a list of criteria in every application, which is attached hereto as "Residential Selection Criteria" for your review. Based upon Manager's finding through the Application process, Manager has the right to, (1) make further inquiries of Application; (2) require additional deposits and/or the rent; (3) require a guarantee and/or promissory note, (4) require advance rent, (5) reject Applicants, and (6) other actions in reserve the rights of Manager and Owner.

AUTHORIZATION: Applicants hereby gives Manager Permission and authority to inquire (now and periodically hereafter in the Applicant leaves any premises from Manager into all areas of inquiry as described within this application and referenced documentation and indemnities and releases Manager and/or Owner from any liability, causes of action, damages, including attorney's fees and costs, relating from this authority.

CONSENTS: Applicant agrees that if he or she becomes a Applicant, that he or she gives permission to Manager to provide and/or place his or her name and other identifying information, such as date of birth, male/female (DL, social security #) on any Applicant information website for purposes of reporting residency outcome, including but not limited to, report of damages caused, eviction, abandonment, lease

termination and the purpose of reason(s) for such. Applicant hereby waives any claims against Manager or any other person or entity hosting such website for posting such information.

VERIFICATION: Applicant hereby acknowledges and agrees to the additional facts or terms; (1) all statements and/or facts submitted to the Managers are true and complete; (2) Applicant understands and agrees to the terms on application and rental process.

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Applicant 1	Date	Applicant 2	Date
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RESIDENT SELECTION CRITERIA

1. All adult applicants 18 or older must submit a fully completed, dated, and signed residency application and fee. A Non Refundable application fee will be required for all adult Applicants. Applicant may be required to be approved by a condo/homeowner’s association and may have to pay an additional application fee or an additional security or damage deposit.
2. Applicants must have a combined gross income of a least THREE times the monthly rent. We reserve the right to require a co-signer. A minimum of 2 years residential rental history is required.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
4. Self-employed Applicants may be required to produce upon request 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms, felonies within the past seven years and no sexual offenses ever. In the event a record comes back “adjudication withheld”, “ nolle-prosse”, or “adjudication deferred”, further documentation may be required and Applicant may be denied on the basis.
7. Previous rental history reports 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 premise clean and without damage at time of lease termination.
8. No Pets ( with the exception of medically necessary pets for the benefit of the occupant(s) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord and/or additional pet deposit or additional security deposit. Fees and deposits are waived for “medically necessary” pets as defined by the Pet Addendum. The following pets will NOT be accepted under any circumstances. GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, ROTWEILLER, AKITA OR OTHER PETS THAT RE COMMONLY KNOWN AS AGGRESSIVE TOWARD HUMAN BEINGS OR OTHER ANIMALS.

9. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of 1 month rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
10. Current occupancy standards are a maximum of 2 persons per bedroom, except for infants under 4 years of age. Furthermore some city and county municipalities and/or homeowners prohibit more than two (2) unrelated adults is prohibited. Acceptance of any application is also based upon family sizes and the total living square footage; typically the max for a 1,000 sq. ft. or less is 4; up to 1,500 max of 6; up to 2,500 sq. ft. 7 occupants. Notwithstanding this provision, the number of occupants must also be in compliance with HUD standards/guidelines for the applied for unit.
11. Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.
12. Valid current photo ID documentation (driver's license, military ID, State ID) is required.
13. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, cosigners, and/or additional advance rent payments may be required.

“We are pledged to the letter and spirit of the U.S Policy for the Achievement of Equal Housing Opportunity throughout the Nation. We encourage and support a program in which there are no barriers to obtaining housing of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.”

**MICROBILT**

REQUEST FORM

1640 AIRPORT ROAD, SUITE 115

Fax (770)218-4512

KENNESAW, GA 30144

(770)-218-4400/WWW.MICROBILT.COM

Please print clearly and complete all information. We cannot pull a credit report without all of the following information.

Today's date \_\_\_\_\_ Your Name \_\_\_\_\_

PLEASE PULL A CREDIT REPORT ON.

NAME \_\_\_\_\_ SPOUSE \_\_\_\_\_

**Please indicate whether Jr. or Sr.**

COMPLETE ADDRESS \_\_\_\_\_

SOCIAL SECURITY NUMBER \_\_\_\_\_

DATE OF BIRTH \_\_\_\_\_

SPOUSE SECURITY NUMBER \_\_\_\_\_

SPOUSE DATE OF BIRTH \_\_\_\_\_

I, \_\_\_\_\_ and \_\_\_\_\_ give Microbilt Corporation

(Print your Name)

(Print Spouse Name)

Permission to obtain a copy of credit file.

SIGNATURE \_\_\_\_\_ SPOUSE \_\_\_\_\_