

ALL READY PROPERTY MANAGEMENT REALTY, INC.

10524 Sanford Street Riverview, FL 33578
813/741-3790 (office) / 813-741-3791 (fax)

APPLICATION INSTRUCTIONS

Thank you for applying for occupancy at one of our rentals.

Please read the application instructions completely, sign the bottom of each form as required and provide documentation as requested

APPLICATIONS: In order for the application to be processed, there is a non-refundable application fee of \$50.00 per person (payable by cash or money order ONLY). This does not, in any way, guarantee that the applicant(s) will be approved for the property for which the application was made.

All persons 18 or older that will reside at the property must fill out an application. All persons 18 years of age or older must be a leaseholder and qualify for the unit with the applicant. All persons over the age of 18 are subject to background checks prior to occupancy. Applicants must physically reside in the property for which they are applying and must disclose all persons that will be occupying the unit. All person 18 years of age or older must provide a valid driver's license.

After your application is turned in with appropriate fees, it will be 24-48 business hours until it is approved or denied. Applications may not be processed on weekends or holidays due to verification requirements. If applicant(s) is/are approved but fail(s) to enter into the lease within 5 days of verbal and/or written approval and/or take possession after lease signing, the full deposit shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease if the lease has been signed by the applicant(s). The rental deposit shall be refunded only if the applicant(s) is/are not approved. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises.

INCOME REQUIREMENTS: Applicant(s) must be employed or have verification of income. We require monthly net income (take home pay) to be a minimum of three (3) times the monthly rental rate. Anything less will not be accepted.

- ✓ If income from employment is the primary source of income, applicant must provide at least four (4) current consecutive pay stubs / canceled checks (front and back) and a minimum of six (6) months at the same place of employment must be verified.
- ✓ Income other than wages from employment such as tips, commissions, school subsidies or allowances from parents will require notarized verification.
- ✓ Retired applicants must provide previous three (3) months bank statements indicating the monthly direct deposit or provide documentation indicating monthly income (government letter of social security, disability or retirement).
- ✓ 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.

A criminal background check will be done on all applicants and any occupant 18 years of age or older. Criminal records must contain no arrests or convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; no felonies within the past seven (7) years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.

Housing collections will be investigated. Multiple housing collections will be investigated and applicant may be denied on this basis. Evictions in the last five (5) years are not allowed - application will be automatically denied. Utility company collections are frowned upon and may require payment prior to move-in date.

We always require a full month rent to be paid prior to move-in along with security deposit. We reserve the right to require a higher security deposit and/or additional pre-paid rent.

REPAIRS: If certain repairs are required to be done prior to move-in they must be itemized. If they are not itemized then you are applying for the property in as-is condition (except for general cleaning and carpet cleaning). After move-in, Tenant is required to pay for minor repairs that total \$75.00 or less. **TENANT AGREES & ACKNOWLEDGES THAT ALL READY PROPERTY MANAGEMENT REALTY, INC. HAS NOT MADE ANY REPRESENTATIONS ABOUT REPAIRS/UPGRADES/ IMPROVEMENTS TO BE DONE TO THE PROPERTY THAT YOU (TENANT) HAVE NOT ITEMIZED.**

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. FALSE INFORMATION GIVEN ON AN APPLICATION WILL BE GROUNDS FOR REJECTION OF THE APPLICATION. OUR COMPANY POLICY IS TO REPORT ALL NON-COMPLIANCES WITH TERMS OF YOUR RENTAL AGREEMENT OR FAILURE TO PAY RENT OR ANY AMOUNT OWED TO THE CREDIT BUREAU AND/OR A COLLECTION AGENCY. IF THE AMOUNT IS DISPUTED IT SHALL BE REPORTED AS DISPUTED IN ACCORDANCE WITH THE LAW.

By signing below, applicant acknowledges reading and agrees to terms as listed above. This form must be submitted with the Application.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date