



Resident Qualification Criteria

Address applying for: _____

1. All Adult applicants over the age of 18 must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity and a **non-refundable** application fee of \$50.00 for each adult (**money order or cashier's checks only**).
2. Applicants ideally have a combined gross income of at least three times the monthly rent. Self-employed applicants may be required to produce upon request 2 years of tax returns or 1099s. Non-employed individuals must provide proof of income. All sources of "Other" income must be verifiable if needed to qualify for a rental unit.
3. Photo documentation (Driver's License, Military ID or state ID) is required.
4. A minimum of two years residential history is required.
5. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years. Due to the Fair Credit Reporting Act, you will not be furnished with a copy of the credit report, you may, however, obtain a free credit report from Equifax if your application is denied for credit reasons.
6. Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. No pet (with the exception of medically necessary pet) of any kind is permitted without specific written permission of landlord in the lease document, an addendum to lease with an additional refundable pet deposit acceptable to landlord. The following breeds are not allowed: German Shepherd, Doberman, Pit Bull or Pit Bull mix, Staffordshire Terrier, Chow, Rottweiler, Siberian Husky, Akita, Malamute, Presa Canario and Wolf-Hybrid. Deposits are waived for medically necessary pets.
9. Resident(s) will be required to pay a security deposit at the time of lease execution in a minimum amount of one months 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 (plus 1 per household) except for infants under 2 years of age.
11. An application reservation fee must be paid in the amount of one months rent in the form of a cashiers check or money order to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this reservation fee. Application reservation fee will be credited towards payment of the first months rent. In addition all last months rent if required, security deposit, and pet deposits must be paid prior to move in by money order or cashiers check.
12. Any exceptions to these criteria must be submitted in writing to the rental agent for the landlord's review and consideration. If approval is then granted for such exceptions, additional security, and /or additional advance rent payments may be required.
13. If you have water filled furniture, you must provide proof of insurance. FS 83.535.
14. 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.

Applicants Initials (_____) (_____)

How did you hear about this property? (Newspaper, ORLrent.com, Sign, Craigslist, etc.) _____

101 Polo Park Blvd. # 1 Davenport, FL 33897 863-424-3580 Fax 863-424-3712

Orlando Vacation Realty

Unmarried Co-Applicants Fill Out A Separate Application. Do not leave any blank spaces. Please use black ink

Name _____ SS# _____ DOB _____
Last First MI Jr. Sr. Prior

Spouse _____ SS# _____ DOB _____
Last First MI Maiden

Drivers License# _____ ST _____ Spouse's Drivers License# _____ ST _____

Other Occupant(s) _____

Name	Relationship	Age	SS#	Name	Relationship	Age	SS#
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

Pets: Number _____ Type _____ Breed _____ Weight _____ Age _____

Home Phone _____ Mobile Number _____ Email: _____

Why Moving? _____ Move In Date: _____

Present Address _____
Street Apt# City St Zip Code

Present Landlord or Mortgage Holder _____ Phone _____ Fax _____
(required for Apartment complexes)

Length of Residence: _____ to _____ Monthly Rent/Mortgage \$ _____ Mortgage Acct# _____
Month/Year Month/Year (circle one) (if applicable)

Previous Address _____
Street Apt# City St Zip Code

Previous Landlord or Mortgage Holder _____ Phone _____ Fax _____
(required for Apartment complexes)

Length of Residence: _____ to _____ Monthly Rent/Mortgage \$ _____ Mortgage Acct# _____
Month/Year Month/Year (circle one) (if applicable)

Present Employer _____ City & ST _____ Phone _____

Position _____ Dates Employed _____ to _____ Monthly Gross Income \$ _____ Mgr. _____
Month/Year Month/Year

Previous Employer _____ City & ST _____ Phone _____

Position _____ Dates Employed _____ to _____ Monthly Gross Income \$ _____ Mgr. _____
Month/Year Month/Year

Spouse Present Employer _____ City & ST _____ Phone _____

Position _____ Dates Employed _____ to _____ Monthly Gross Income \$ _____ Mgr. _____
Month/Year Month/Year

Other Monthly Income \$ _____ Source _____
(Please provide proper documentation)

OTHER INFORMATION

Vehicle #1 _____ Vehicle #2 _____
Year Make Model Tag No. ST Year Make Model Tag No. ST

Bank Name _____ Branch, City, ST _____

Emergency Contact Person: _____
Name Relationship Address Phone Number

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
Have you applied for residency in the past 2 years, but did not move in? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
Have you ever had adjudication withheld or been convicted of a crime? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

If you have answered yes to any of the above questions please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management **Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.**

NON-REFUNDABLE APPLICATION FEE – Each Applicant(s) agree to pay **\$50.00** for a non-refundable application-processing fee.

APPLICATION RESERVATION FEE AGREEMENT - Applicant has paid an "application reservation fee" of \$ _____ in consideration of taking the dwelling unit off the market while considering the approval of this application. If applicant(s) is approved and the contemplated lease is entered into, then on the day of move in the application reservation fee will be credited towards payment of the first months rent. If the applicant(s) is approved but fails to promptly enter into the contemplated lease or fails to move in on the agreed upon date, the application reservation fee will be retained by owner as liquidated damages. The application reservation fee will only be refunded if application is not approved; refunds will be sent via mail within 30 days of cancellation. This application is preliminary only and does not obligate owner or owner's agent to execute a lease or deliver possession of the proposed premises. No oral agreements have been made.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____