

**Double Eagle Realty, Inc.**  
**1980 N Atlantic Ave Suite 116**  
**Cocoa Beach, FL 32931**  
**321-406-0513**

**RESIDENT SELECTION CRITERIA**

1. All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. 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. A non-refundable \$50 application fee is required per applicant/married couple and \$25 for each additional applicant. This fee is to be paid by cash or money order only.
2. Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co-signer. A minimum of two years residential rental history is required.
3. Credit history and or Civil Court Records must not contain 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 felonies or pending felony charges 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.
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 unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. No pets (with the exception of medically necessary pets) of any kind are permitted with out specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
9. All rental agreements less than six (6) months and two (2) weeks will require the tenant to pay 11% sales and resort taxes on the amount of rent each month.

10. Applicants 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.
11. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
12. We may require a holding or good faith deposit to be collected 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 deposit. In the event the application is approved, this deposit shall be applied to the required security deposit
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, co signers, and /or additional advance rent payments may be required.
14. All move in monies must be in guaranteed funds and paid in full prior to occupancy.

\_\_\_\_\_  
Applicant' Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant's Signature

\_\_\_\_\_  
Date

**DOUBLE EAGLE REALTY, INC.**

1980 N. Atlantic Ave. Suite 116 Cocoa Beach, FL 32931 (321) 406-0513 Fax (321) 406-0845

Date of Application: \_\_\_/\_\_\_/\_\_\_ Property Address \_\_\_\_\_

Desired Move In Date \_\_\_\_\_

**APPLICANT INFORMATION:**

Name: \_\_\_\_\_ Home Telephone: \_\_\_\_\_

Street Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

City, State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address \_\_\_\_\_

Social Security Number \_\_\_\_\_ Date of Birth \_\_\_/\_\_\_/\_\_\_

Drivers License Number \_\_\_\_\_ State \_\_\_\_\_ Exp. Date \_\_\_\_\_

Vehicle Year \_\_\_ Make \_\_\_ Model \_\_\_ Tag Number: \_\_\_\_\_

U.S. Citizen \_\_\_ Yes \_\_\_ No Visa Information \_\_\_\_\_

Current Employer: \_\_\_\_\_ Tel. Number \_\_\_\_\_

Address: \_\_\_\_\_

Supervisor's Name \_\_\_\_\_ Tel. Number \_\_\_\_\_

Position \_\_\_\_\_ Length at Present Job \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Tel. Number: \_\_\_\_\_

Address: \_\_\_\_\_

Other Sources of Income: \_\_\_\_\_

**Please provide most recent pay stub to confirm income. Bank Statements are also accepted.**

**SPOUSE INFORMATION**

Separate application needed for Co-Applicant other than spouse.

Name: \_\_\_\_\_ Soc. Sec No. \_\_\_\_\_

Date of Birth \_\_\_\_\_ DL# \_\_\_\_\_ State \_\_\_\_\_

Current Employer \_\_\_\_\_ Tel. No. \_\_\_\_\_

Supervisor's Name \_\_\_\_\_ Earnings \_\_\_\_\_ per \_\_\_\_\_

**Please provide most recent pay stub to confirm income.**

**Please provide a copy of applicants drivers licenses with application.**

**RESIDENCE INFORMATION**

Length of Time at Current Residence \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Is this a rental? \_\_\_ Yes \_\_\_ No

Name of Property Manager \_\_\_\_\_ Phone: \_\_\_\_\_

Amount of Rent: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Length of Residency: \_\_\_\_\_

Name of Property Manager: \_\_\_\_\_ Phone: \_\_\_\_\_

Have you ever been evicted? \_\_\_\_\_

Have you ever received a Three or Seven Day Notice? \_\_\_\_\_

Do you have Renters Insurance? \_\_\_\_\_

How many vehicles will be parked at the residence? \_\_\_\_\_

Have you ever filed Bankruptcy? \_\_\_\_\_

Have you ever filed Foreclosure? \_\_\_\_\_

Have you or any occupant been convicted of a felony? \_\_\_\_\_

Do you or any occupant smoke? \_\_\_\_\_

**REFERENCES**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Emergency Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Relationship: \_\_\_\_\_

Address: \_\_\_\_\_

**PET INFORMATION**

Do you have any pets? \_\_\_\_\_ Number \_\_\_\_\_

Name \_\_\_\_\_ Breed \_\_\_\_\_ Age \_\_\_\_\_ Color \_\_\_\_\_ Wt \_\_\_\_\_

Name \_\_\_\_\_ Breed \_\_\_\_\_ Age \_\_\_\_\_ Color \_\_\_\_\_ Wt \_\_\_\_\_

At time of placing application, there is a **\$50.00** cash non-refundable application fee for the first applicant and/or married couple and \$25 fee for each additional occupant. The Security Deposit will be required to be paid once the application is approved.

Signature of this application gives Double Eagle Realty, Inc. authority to examine credit, criminal and eviction files as required for approval of this application.

\_\_\_\_\_  
Applicant Date \_\_\_\_\_

\_\_\_\_\_  
Applicant Date \_\_\_\_\_

\_\_\_\_\_  
Applicant Date \_\_\_\_\_