

Space Coast Realty Corp.

2061 Palm Bay Rd. NE, Suite 104
Palm Bay, Florida 32905
Tel: (321)723-3000 Fax: (321)723-3055
http://www.screaltycorp.com

RENTAL APPLICATION

Property Address: _____

Applicant Email Address: _____

Applicant: _____ Birthdate: _____ SSN: _____

Spouse: _____ Birthdate: _____ SSN: _____

Phone Number: _____
Home Work Mobile/Other

Other Co-Applicant: _____ (must complete separate Rental Application Form)

Number of Other Occupants (including Co-Applicant): _____ Name and Age: _____
Name and Age: _____

Name and Age: _____

Pets (number, kind, & size): _____

Waterbeds (number & size): _____

RESIDENCE HISTORY FOR THE PAST THREE YEARS

Current Address:

Street address City State Zip Code
Monthly Rent: \$ _____ Moved In _____ Moved Out _____ Reason for Leaving: _____
Month/Year Month/Year

Owner/Landlord/Agent: _____ Phone Number: _____

Previous Address:

Street address City State Zip Code
Monthly Rent: \$ _____ Moved In _____ Moved Out _____ Reason for Leaving: _____
Month/Year Month/Year

Owner/Landlord/Agent: _____ Phone Number: _____

Previous Address:

Street address City State Zip Code
Monthly Rent: \$ _____ Moved In _____ Moved Out _____ Reason for Leaving: _____
Month/Year Month/Year

Owner/Landlord/Agent: _____ Phone Number: _____

EMPLOYMENT HISTORY

Employer: _____ Status: _____
If Other, please provide additional information.

Address: _____ Work Number: _____

Position: _____ Supervisor: _____ Phone: _____

Salary: \$ _____ per _____ Start Date: _____
Month/Year

If employed for less than 6 months, give name address, and phone number of previous employer and/or school: _____

If there are other sources of income that you wish us to consider, please list income source and person (i.e. banker, employer, etc.) who we could contact for information. You do **NOT** have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in the application.

AMOUNT: _____ SOURCE & CONTACT# _____

Applicant Initial: _____

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Last Name of Applicant: _____

BANK, CREDIT, & PERSONAL INFORMATION

Checking/Savings: _____ Bank: _____

Credit Reference 1: _____ 2: _____ 3: _____
4: _____ 5: _____ 6: _____

Have you ever filed for bankruptcy? _____

If yes, when? _____

Have you ever been evicted? _____

If yes, when? _____

Have you ever willing or intentionally refused to pay rent when it was due? _____

If yes, when? _____

Applicant Driver's License No: _____ **State:** _____ **Expiration:** _____
Month/Year

Applicant's Vehicle (Make/Model): _____ **Year:** _____ **Tag:** _____ **State:** _____

Applicant's Vehicle (Make/Model): _____ **Year:** _____ **Tag:** _____ **State:** _____

Emergency Contact Name: _____ **Phone Number:** _____

Address: _____ **Relationship:** _____

Additional information which might help with the evaluation of this application: _____

- I hereby apply to rent the described premises for the term and upon the conditions set forth and agree that the rent is to be paid on the FIRST day of each month in advance. As an inducement to the Owner of the property and to the agent to accept this Application, I warrant that all statements above are true. I hereby authorize a credit check and verification of all information provided, including background check. I authorize and instruct any person or consumer reporting agency to compile and furnish any information it may have or obtained in response to such credit inquiry.
- I hereby deposit \$ _____ as first month's rent which will be refunded to me if this Application is not accepted within _____ business banking days UNLESS I have made a misrepresentation or false statement of fact in this Application. Upon the refund of my deposit, I hereby waive any claim to damages by reasons or non-acceptance, understanding that the Owner or his agent may reject this Application without stating any reason for doing so. In all events, I understand that I am being charged a NON -REFUNDABLE Application processing fee of \$ _____
- Upon acceptance of this Application, this deposit will be retained as first month's rent. If so approved and accepted, I agree to execute a Rental Agreement for _____ months before possession is given and to pay the Security Deposit at the time of signing the Rental Agreement If I make a misrepresentation or false statement of facts, or if I fail to execute a Rental Agreement as previously required, the first month's rent will be forfeited as liquidated damages in payment for the Owner's and agent's time and effort in reserving the unit, and in processing my inquiry and application, including make necessary investigations of my credit, character, and reputation.

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I RECOGNIZE THAT AS PART OF **SPACE COAST REALTY CORP'S** PROCEDURE FOR PROCESSING MY APPLICATION, AN INVESTIGATIVE CONSUMER REPORT MAY BE PREPARED WHEREBY INFORMATION IS OBTAINED THROUGH PERSONAL INTERVIEWS WITH MY NEIGHBORS, FRIENDS, AND OTHER WITH WHOM I MAY BE ACQUAINTED. THIS INQUIRY INCLUDES INFORMATION AS TO MY CHARACTER, GENERAL REPUTATION, PERSONAL CHARACTERISTICS, AND MODE OF LIVING. I UNDERSTAND THAT I MAY HAVE THE RIGHT TO MAKE A WRITTEN REQUEST WITHIN A REASONABLE PERIOD OF TIME TO RECEIVE ADDITIONAL INFORMATION ABOUT THE NATURE AND SCOPE OF THIS INVESTIGATION.

ALL FUNDS MUST BE IN THE FORM OF CASH, MONEY ORDER, OR CERTIFIED FUNDS UNLESS OTHERWISE AGREED UPON.

Property:	Fees	Amount	Date Paid	
Date of Possession:	Application Fee/Credit Check			
Monthly Rent:	Security Deposit			
Additional Comments:	Additional Deposit			
	Pro-Rate Rent			
	Pet Fee (NON REFUNDABLE)			
	Garage Opener Deposit(s)			
	Other Deposit(s)			
	Other Deposit(s)			
	PAYMENT RECEIVED ()			
	BALANCE DUE NOW			
ADDITIONAL DUE				

**** PROPERTY IS BEING RENTED IN AS-IS CONDITION UNLESS OTHERWISE AGREED TO IN WRITING ****

Applicant Signature

Date

Co-Applicant Signature

Date

POSITIVE IDENTIFICATION IS REQUIRED

MAKE A COPY OF YOUR GOVERNMENT IDENTIFICATION CARD

(i.e. Driver's License, State ID Card, Passport)

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Acknowledge by initialing below	Fee Amt.	Resident Selection Criteria and/or Resident Requirements
	\$60/person	All adult applicants 18 or older must submit a fully completed, dated and signed rental application. -All sources of other income must be verifiable -Self-employed applicants may be required to produce past 2-year tax returns -Non-employed applicants must provide verifiable proof of income
		Applicant must provide proof of identity by picture identification - copy required for file
		When applicable, applicant may be required to be approved by homeowner's association and may have to pay additional fee(s)
		Applicants must have a combined gross income of at least THREE (3) times the monthly rent. A co-signer may be required. A minimum of 2 years residential rental history may be required.
		Credit history and court search will be obtained and should they contain slow pays, eviction filings, collections, liens, bankruptcy, etc., the Owner reserves the right to deny the application or request additional deposits.
		Criminal records check will be made and must be clear. (Contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; no felonies and no sexual offenses.) Under certain conditions, Owner may require certain documentation to verify information. (If record reflects "adjudication withheld", "nolle prosee", or "adjudication deferred.")
		Previous rental history and payments will be verified. (History must reflect timely payments, appropriate notices of intent to vacate, no history of non-sufficient funds checks, no complaints regarding noise, disturbances or illegal activities and no damage to unit or failure to leave the unit clean at time of lease termination.)
		No pets or animals of any kind are permitted. In certain circumstances, Owner may give specific written permission. Should Owner approve of a pet, Applicant will be required to complete an addendum to rental agreement and pay a nonrefundable fee stipulated by Owner. Absent such permission, eviction will result if any pet(s) are on the premises for any length of time.
	One (1) Month's Rent	A deposit of one-month's rent will be required prior to occupancy. This deposit will be held by the Owner until the end of the lease term to secure tenant's performance and will be used to cover any needed cleaning, repairs, etc. upon tenant's vacating the property. THIS DEPOSIT CANNOT BE USED FOR RENT.
	One (1) Month's Rent	An additional deposit may be required at the discretion of the Owner upon reviewing applicant's credit history. At the end of the lease, this deposit MAY BE USED FOR RENT providing there is at least the equivalent of one (1) month's rent remaining on deposit.
	Holding Deposit	Owner may require a non-refundable "holding" good faith deposit to hold a property off the market at Applicant's request.
	One (1) Month's Rent	Applicant will pay one (1) full month's rent for the first month of occupancy regardless of the number of days and Applicant will pay the second month any pro-rated rent due.
		Our company policy is to report all and any non-compliances of the terms of the rental agreement including failure to pay rent, to the appropriate credit reporting bureau and shall be reported as disputed in accordance with Florida law.

**** PLEASE NOTE: RENTAL APPLICATION FEE(S) ARE NON-REFUNDABLE ****

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FOR OFFICE USE ONLY

Deposit of \$ _____ Received by: _____ Date: _____
Application Fee of \$ _____ Received by: _____ Date: _____
This Application Form was received by: _____ Date: _____

Reference Verification Name	Reference Comments
Comments: 	

This Application was _____ by: _____ Date: _____
Approved/Rejected

Reason for Rejection: _____

Comments: _____

Applicant(s) notified by: _____ Date: _____
Verbally/In Writing

SPACE COAST REALTY CORP.
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Palm Bay, FL 32905
321-723-3000/Fax 321-723-3055
E-mail: scrc.rental@cfl.rr.com
Website: screaltycorp.com

Date: _____

To (Current Landlord): _____

Current Landlord's Phone (or) Fax: _____

Name of Applicant(s): _____

Applicant Authorization Signature:

Address Verification:

Residential Verification:

Person Verifying/Title: _____

Length of tenancy: _____

Amount of Monthly Rent Paid: _____

Is rent paid promptly? _____

Has this tenant been late? If so how many times? _____

Have they had any returned checks? If so, how many? _____

Would you rent to them again? _____

Please complete and fax to: Attention Property Manager 321-723-3055.