A-TEAM APPLICATION PROCESS - 21200 SOUTHERN CHARM

1. FILL OUT THE APPLICATION IN FULL AND SEND TO THE AGENT. karenc@a-teamre.com

2. AGENT WILL SEND A REQUEST FROM MyRental.com TO GET THE BACKGROUND INFORMATION (CREDIT, CRIMINAL, AND EVICTION). EVERYONE 18 AND OLDER IN THE HOUSEHOLD MUST FILL OUT AN APPLICATION. THERE IS A $35 FEE PER PERSON YOU WILL PAY THIS ONLINE ONCE WE INVITE YOU TO APPLY.

3. YOU WILL NEED TO PROVIDE TWO MONTHS OF PAYCHECK STUBS (EITHER FOUR OR EIGHT DEPENDING ON PAY PERIOD)

4. WE WILL NEED A COPY OF EACH APPLICANTS DRIVERS LICENSE **(PLEASE TAKE A PICTURE AND TEXT TO 727-482-8194)**

5. WE WILL CALL CURRENT AND PREVIOUS LANDLORDS AND CURRENT AND PREVIOUS EMPLOYERS FOR VERIFICATION. PLEASE BE SURE TO GIVE ACCURATE CONTACT INFORMATION SO AS NOT TO HOLD UP THE PROCESS.

6. TO HOLD THE UNIT OFF OF THE MARKET WE WILL NEED A **CASHIER'S CHECK** EQUAL TO ONE MONTH'S RENT WRITTEN TO ZACK COHEN AND RHONA FOX THIS IS A HOLDING FEE THAT BECOMES THE DEPOSIT ONCE YOU ARE APPROVED AND MOVE IN. **THIS IS NOT THE RENT**. IF YOU ARE APPROVED AND YOU BACK OUT THE OWNER HAS THE RIGHT TO KEEP SOME OR ALL OF THE HOLDING FEE. PLEASE SIGN HOLDING FEE FORM AND ACCOMPANY THE CASHIER'S CHECK TO THE AGENT ADDRESS TO A-TEAM. WE CAN DO ZELLE IF YOU WOULD PREFER.
   MAIL TO:
   9355 113TH ST
   PO BOX 8510
   SEMINOLE, FL 33775

7. MOVE IN: TENANTS ARE REQUIRED TO SECURE RENTERS INSURANCE WITH A GENERAL LIABILITY MINIMUM OF $100,000.00 HOLDING THE OWNERS ZACHARY COHEN AND RHONA FOX HARMLESS. WATER, SEWER, GAS AND ELECTRIC ARE THE TENANTS RESPONSIBILITY. PLEASE CONTACT TO HAVE SERVICE STARTED IN YOUR NAME BY THE MOVE IN DATE.

8. MEET WITH OWNER TO DO WALK THROUGH ON MOVE IN DAY AND SIGN THE LEASE. RENT(FIRST AND LAST MONTH) WILL BE DUE THAT DAY IN THE FORM OF A **CASHIER'S CHECK** (OR ZELLE) TO ZACHARY COHEN AND RHONA FOX
   (INFORMATION WILL BE PROVIDED)

9. PET FEE IS $300 0-24 lbs $400 25-56 lbs and $500 56 lbs and up IS ON A CASE BY CASE BASIS AND COULD BE A HIGHER PET FEE. (one pet preferred max but will consider 2). THIS CAN BE A PART OF THE FIRST MONTH'S RENT CHECK. NO CATS PLEASE

IF YOU HAVE ANY QUESTIONS PLEASE CALL KAREN AT 727-482-8194

A-Team Rental Application

The undersigned hereby makes an application to rent the following property: _____

Anticipated move date:

Monthly rent:

Security Deposit:

Please tell us about yourself:

Full Name:

Phone:

Date of Birth:

Social Security:

Email Address:

Other occupants:

List all pets (Kind, breed, weight):

Please give residential history (last 3 years)

Current Address: _____ Aparment #:_____

City: _____ State: _____ Zip: _____

Month/Year Moved in: _____ Rent $: _____

Reasons for Leaving: _____

Owner/Agent/Landlord: _____ Phone: _____

Previous Address (if less than 2 years):

Owner/Agent/Landlord: _____ Phone: _____

Please describe your credit history:

Have you declared bankruptcy in the past three (3) years?

Have you ever been evicted from a rental residence or do you owe a landlord money?

Have you ever willfully or intentionally refused to pay rent when due?

Please provide your employment information:

Your Status: _____ Employer:_____

Dates Employed: From_____ To _____

Position:_____ Supervisor Name: _____

Phone: _____ Salary: _____ Per: _____

(If employed by above less than 12 months, give name & phone of previous employer or school on back of application). Please provide two most recent paycheck stubs.

If you have other sources of income that you would like us to consider, please list income, source, and person (banker, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount $: Source/Contact Name: _____

Please list your financial references:

Bank Name: Type of Account:

Bank Name: Type of Account:
(If using bank statement as proof of income please provide two most recent bank statements)

Personal Reference or Emergency Contact:

Name:

Address:

Phone:

Relationship:

Driver's License:

Your Driver's License Number:_____ State:_____

Vehicle Information:

Make/Model: _____Year: _____

License Plate State: _____

Co-Applicant

Please tell us about yourself:

Full Name:

Phone:

Date of Birth:

Social Security:

Email Address:

Other occupants:

List all pets (Kind, breed, weight):

Please give residential history (last 3 years)

Current Address: _____ Aparment #:_____

City: _____ State: _____ Zip: _____

Month/Year Moved in: _____ Rent $: _____

Reasons for Leaving: _____

Owner/Agent/Landlord: _____ Phone: _____

Previous Address (if less than 2 years):

Owner/Agent/Landlord: _____ Phone: _____

Please describe your credit history:

Have you declared bankruptcy in the past three (3) years?

Have you ever been evicted from a rental residence or do you owe a landlord money?

Have you ever willfully or intentionally refused to pay rent when due?

Please provide your employment information:

Your Status: _____ Employer:_____

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Amount $: Source/Contact Name: _____

Please list your financial references:

Bank Name: Type of Account:

Bank Name: Type of Account:
(If using bank statement as proof of income please provide two most recent bank statements)

Personal Reference or Emergency Contact:

Name:

Address:

Phone:

Relationship:

Driver's License:

Your Driver's License Number:_____ State:_____

Vehicle Information:

Make/Model: _____Year: _____

License Plate State: _____

Additional Information:

Please give any additional information that might help owner/management evaluate this application on the back of this application?

I hereby apply to lease the above described premises for the term and upon the set conditions above set forth and agree that the rental is to be payable on the day of each month that is agreed upon in the lease. As an inducement to the owner of the property and to the agent to accept this application. I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, all of the holding fee/deposit will be retained to offset the agent's cost, time, and effort in processing my application.

I agree to commit $_____ as a holding fee. Until I/we produce that I/we understand that the unit will remain on the market.

When application is approved and accepted, I agree to execute a lease for___ months

I recognize that as a part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living.

The above information, to the best of my knowledge, is true and correct.

Signature:_____ Date: _____

Signature:_____ Date: _____

Authorization: Release of Information

I authorize an investigation of my credit, tenant history, banking and employment for the purposes of renting a house, apartment, or condominium from this owner/manager.

Signature:_____Date:_____

Signature:_____Date:_____

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HOLDING FEE AGREEMENT RECEIPT

EQUAL HOUSING OPPORTUNITY

On **202**, A-Team Apartment Rentals LLC., as Agent for the owner of 21200 SOUTHERN CHARM Land O Lakes, FL 34637 Herein referred to as the "Premises" received the sum of $**2300.00** as a holding fee from the undersigned, hereinafter individually and collectively referred to as "Applicant," as consideration for Owner's agreement to hold the premises off the market for the Applicant.

Applicant understands that the holding fee is *not* a security deposit. This Holding Fee Agreement is binding upon execution by Owner and Applicant. By signing this Holding Fee Agreement, Applicant is requesting Owner to reserve the Premises for Applicant. Applicant understands that the Premises will not be taken off the market until such time as Applicant has submitted a fully-completed and signed Application for Rental, as well as all of the necessary documentation required by Agent to approve or deny the Application. Applicant further understands that this Holding Fee Agreement does not obligate Owner to execute a Lease or to deliver possession of the Premises to Applicant.

Denial of Application by A-TEAM APARTMENT RENTALS LLC AND THE OWNERS: If the Applicant's Application for Rental is denied, Owner will refund the entire holding fee to Applicant.[1]

Approval of Application by A-TEAM APARTMENT RENTALS LLC AND THE OWNERS: If the Applicant's Application for Rental is approved and Applicant enters into a lease with Owner for the Premises, then Owner will apply the holding fee amount to the security deposit required under the lease.

Forfeiture of Holding Fee: As soon as the applicant asks that the property be held off of the market by submitting the holding fee the entire holding fee amount paid by Applicant will be forfeited if they do not take ownership of the property on the agreed date.

If there is inconsistency between the terms of this Holding Fee Agreement and the lease that is signed by the parties, the terms of the lease will control.

Agent, and Applicant agree that Agent's agreement to remove the Premises from Agent's rental availability inventory and Applicant's failure to timely notify Agent of Applicant's election to not enter into a lease for the Premises and/or Applicant's failure to timely enter into a lease for the Premises, as set forth above, will cause Agent and the owner of the Premises to incur costs that are difficult and impracticable to fix. Such costs include, without limitation, lost rent on the Premises, as well as marketing, advertising, office overhead and other costs incurred by Agent in preparing the Premises for rental to other potential tenants. Agent and Applicant agree that the forfeiture of the holding fee, in such instance, is not a penalty, but represents a fair and reasonable estimate of the costs that Agent and the owner of the Premises will incur as a result of Applicant's failure to timely enter into a lease for the Premises.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Agent
Signature _____ Date _____

[1] It may be necessary for Owner to deposit the holding fee and issue a refund check to the Applicant.