

PELICAN'S NEST REALTY SERVICES PROPERTY MANAGEMENT

RESIDENT SELECTION CRITERIA

We accept certified bank checks, cashier's checks or money orders. **NO CASH IS EVER ACCEPTED.** Personal checks will be accepted after one (1) month of occupancy only.

All applicants must see the interior of the property before an application can be submitted. We will not accept an application for a property that is "sight unseen" for whatever reason.

Your application will be reviewed and processed within 3 days and only upon submitting an application fee of **\$60.00** for each applicant and a good faith deposit in the amount of half of one month's rent. NO application will be processed until the fees are paid. You will be authorizing us to check your credit report, check criminal and eviction reports verify employment through your employer and verify your landlord history. You will be notified by phone and mail if you have been accepted or denied. If you are denied, the good faith deposit is refundable, but not your application fee.

1. All adult applicants, 18 or over (including adult children), must submit a fully completed, dated and signed residency application, application fee(s) and a good faith deposit. Applicant must provide proof of identity in the form of a driver's license, ID card or passport. 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. ALL ADULTS MUST SIGN THE LEASE AS RESIDENTS AND LEASE SIGNERS.
2. Applicants must have a combined gross income of at least three (3) times the monthly rent. We reserve the right to require a co-signer.
3. Credit history and or Civil Court records, slow pays, judgments, collections, liens or bankruptcy with the past five (5) YEARS WILL BE CONSIDERED FOR REVIEW AND A LAST MONTH'S RENT OR ADDITIONAL SECURITY DEPOSIT MAY BE REQUIRED. Bankruptcies must be discharged. Any applicant who has been evicted or have had an eviction filed against them or whose bankruptcy has not been discharged, will not be considered for tenancy. NO CORPORATE RENTALS.
4. Self-employed applicants may be required to produce, upon request, two (2) years of tax returns or 1099's. Non-employed individuals must provide verifiable proof of income and may be required to pay three (3) month's rent in advance.
5. Criminal records must contain no convictions for felonies within the past seven (7) 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.
6. 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 un-paid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
7. Pets are permitted with specific written permission of landlord/owner in the lease document, an addendum to the lease. A refundable pet fee of \$250.00 for the first initial pet and \$200 refundable deposit per pet thereafter is required. Fees and deposits are waived for medically necessary pets. Any pets or additional pets found to occupy or visit the residence without prior

written approval, for any reason whatsoever, will be charged a \$500.00 pet violation fee and tenancy is subject to eviction.

8. A good faith deposit is required to hold the property off the market for no longer than 30 days. In the event the application is approved and the 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. All leases must be signed within 7 days from your application being approved, regardless of move-in date. Additional monies required can be paid at lease signing or when the keys are picked up.
9. Applicants will be required to pay a security deposit at the time of lease execution in the minimum amount of one month's rent. We reserve the right to require a higher security deposit and/or additional prepaid rent. All deposits are to be paid with a cashier's check or money orders. No personal checks will be accepted for deposits.
10. The number of occupants must be in compliance with HUD standards/guidelines.
11. 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.
12. Verbal representations are non-binding. This criterion is subject to change.

Pelican's Nest Realty Services, LLC Property Management
3729 Chiquita Blvd. S.
Cape Coral, FL 33914
Phone 239-541-0010 Fax 239-541-0014

www.pelicansnestrealty.com

NOTE: A \$60.00 per person application fee is required with this application and is non-refundable.

Properties are held only after completion of this form and payment of application fee and holding deposit. Certified bank checks, cashier's checks or money orders will only be accepted for the application and holding fee. Applications can take up to 3 days to process. You will be notified by phone and mail regarding the status of your application. A copy of your driver's license and will be required with your application.

(OFFICE USE:

Application fee: _____ Paid (yes) (no) Holding fee: _____ Paid (yes) (no)

1st month's rent: _____ Paid (yes) (no) Rental amount: _____

Security Deposit Bal. _____ Paid (yes) (no) Pet fee: _____ Paid (yes) (no)

Adv Rent: _____ Paid (yes) (no)

Owner: _____ P# _____

Approved: ____ Yes ____ No Tenant notified: _____ Adverse Action: _____

APPLICATION OF RESIDENCY

Please fill out completely

The undersigned hereby makes application to rent at address: _____

Were referred by someone: ____ Yes ____ No If yes, who: _____

Move in date: _____

ALL APPLICANTS OVER 18 YEARS OF AGE MUST PROVIDE INFORMATION

Please Print and fill out completely

Applicant: _____ Spouse: _____

SS#: _____ SS#: _____

Birth date: _____ Birth date: _____

Phone/Cell #: _____ Phone/Cell #: _____

Email: _____

Co-Applicant: _____ **Co-Applicant:** _____

SS#: _____ SS#: _____

Birth date: _____ Birth date: _____

Phone/Cell #: _____ Phone/Cell #: _____

Occupants and relationship (under 18): _____

CURRENT ADDRESS

If you lease, your landlord will be notified. Please provide accurate information.

Current address: _____ City/State _____ Zip _____

Do you own it: ___ Yes ___ No If no, do you rent it: ___ Yes ___ No Rental amount: _____

Co-Applicant Address: _____ City/State _____ Zip _____

Owner or agent: _____

Phone #: _____ FAX #: _____

Date of Occupancy: _____ Reason for moving: _____

Former address (if less than 2 years): _____

EMPLOYMENT INFORMATION

Your employer will be notified and income verified. Please turn in recent paycheck stub with application.

Current Employer: _____

Address: _____ City/State _____

Phone #: _____ FAX #: _____

Occupation: _____

Previous Employer: _____

Address: _____ City/State _____

Phone #: _____ FAX #: _____

Occupation: _____

CO-APPLICANT EMPLOYMENT INFORMATION

Current Employer: _____

Address: _____ City/State _____

Phone #: _____ FAX #: _____

Occupation: _____

If there are other sources of income you would like us to consider, please list income, source and person who we can contact to verify. You do not have to reveal alimony and/or child support unless you want us to consider it as income.

CURRENT VEHICLES

Please fill out completely

Applicant's driver's license #: _____ State: _____

Vehicle's make/model: _____ Year _____

Co- Applicant's driver's license #: _____ State: _____

Vehicle's make/model: _____ Year _____

Additional vehicles/boats/motorcycles: _____

HAVE You or CO-Applicant EVER:

False information is subject to this application being denied.

Filed for Bankruptcy: ____ Yes ____ No if yes, has it been discharged: ____ Yes ____ No

Been convicted of a felony: ____ Yes ____ No

If yes, please explain the reason why: _____

Been evicted from tenancy: ____ Yes ____ No

If yes, please explain the reason why: _____

Willfully or intentionally refused to pay rent when due: ____ Yes ____ No

If yes, please explain the reason why: _____

PETS (Subject to approval)

Do you have a pet(s): ____ Yes ____ No If yes, how many, type and weight: _____

IN CASE OF EMERGENCY

Name: _____ Relationship: _____ Phone #: _____

SUMMARY OF FEES

These fees will be charged to you for the following reasons:

Rent received more than 5 days late:	\$50.00 initial late fee
Each day late thereafter:	\$ 5.00 per day additional
Posting notices at house:	\$ 25.00
Right of entry violation	\$100.00
Pet Violation	\$500.00
Security Deposit claim Fee	\$100.00
Code Violation fee:	\$ 75.00 plus the posting of notice fee of \$25.00

All fees subject to change without notice.

IMPORTANT INFORMATION-PLEASE READ AND INITIAL THAT YOU UNDERSTAND

Applicant(s) represents that all the statements and representation are true and complete. Applicant(s) agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms, if any. Applicant(s) has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

Applicant(s) understand this application is subject to acceptance by the owner and execution of a lease or rental agreement and is offered without respect to race, color, religion, sex, national origin, familiar status or handicap.

Applicant(s) authorized verification of all information by Pelican's Nest Realty Services, LLC by initialing and understanding, and signing below (where indicated), applicant is authorizing Pelican's Nest Realty Services, LLC to make inquiries through the credit bureau, do background checks, verify employment through present/past employer(s), verify current/past rental history and any other references that applicant has supplied on this application

Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rents/security deposits have been paid.

Applicant(s) further understands that if he/she is found not qualified to rent the property that has been applied for; the holding fee will be refunded within 10 business days but not the application fee.

Applicant(s) further understands that if he/she is qualified to rent the property that he/she has applied for, and declines to rent the property, the holding fee will be forfeited.

I hereby affirm that I have read the resident criteria, application, and that I understand and agree to all the terms and all charges due.

INITIAL(S) _____

All applicants must initial

SIGNATURES

All applicants must sign

Applicant: _____ Date: _____

Applicant: _____ Date: _____

Applicant: _____ Date: _____

Applicant: _____ Date: _____

THE APPLICATION MUST BE FILLED OUT IN ITS ENTIRITY-IF NOT, THE APPLICATION PROCESS WILL BE PUT ON HOLD AND THE PROPERTY MAY NOT BE HELD FOR YOU.

Thank You!