



## Crystal Shores 2, Inc

*"For all Your Real Estate Needs from Destin to Pensacola and in Between"*



Crystal Shores 2, Inc  
2313 Highway 87  
Navarre, FL 32566-3212

Main (850) 939-3837      Rental (850) 939-3825  
Fax (850) 939-6477      Toll free (888) 880-3837  
Email: [Crystalshoresrentals@mchsi.com](mailto:Crystalshoresrentals@mchsi.com)

Please fill out and return to:  
Crystal Shores 2, Inc  
2313 Highway 87  
Navarre, FL 32566-3212  
(1 mile north of Hwy 98 on Hwy 87)

Along with \$50 per person

Thank You,  
Katherine Tarbox  
Crystal Shores 2, Inc  
Property Manager

## 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.
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. We may deny on the basis of this income requirement even if pre-paid rent is offered by applicant.
3. Credit history and or Civil Court Records must not contain slow pays, 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 for crimes within the past 7 years involving violence against persons, damage or destruction of property, manufacture or distribution of controlled substances and no sexual offenses ever.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances, 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 for the benefit of the occupant(s)) of any kind are permitted without 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 and a **pet application fee of \$25.00** or additional security deposit. Fees and deposits are waived for medically necessary pets.
9. A minimum non-refundable property preparation fee of **\$25.00** will be charged at to the Resident(s) at time of leasing the property. Other mandatory minimum fees for cleaning, carpet cleaning, rekeying etc may be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, re keying etc that exceed this non refundable property preparation fee or minimum fees.
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. 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 and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

# Application for Lease

## Crystal Shores 2, Inc

Address: 2313 Hwy 87  
Navarre, FL, 32566-3212

Rental Dept: 850-939-3825 Fax: 850-939-6477  
Main office: 850-939-3837 toll free: 888-880-3837  
Email: [Crystalshoresrentals@mchsi.com](mailto:Crystalshoresrentals@mchsi.com)

I understand that the information provided will be used by Crystal Shores 2, Inc to determine whether to accept my application for a lease. I authorize Crystal Shores 2, Inc. to verify all the information given in this application, including past rental information, personal references and employment information provided. I authorize the Landlord to obtain a current credit and criminal background check.

\*Please fill out completely missing info can delay an application

### Applicant Info

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
SSN: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Birthday: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Cell Phone: (\_\_\_\_) \_\_\_\_\_  
License: \_\_\_\_\_ Smoke?: Yes \_\_\_\_\_ No \_\_\_\_\_  
Military: Yes / No Active: Yes / No Rank: \_\_\_\_\_ Unit \_\_\_\_\_  
Email: \_\_\_\_\_

Sign : \_\_\_\_\_ Date: \_\_\_\_\_

### Co-Applicant Info

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
SSN: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Birthday: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Cell Phone: (\_\_\_\_) \_\_\_\_\_  
License: \_\_\_\_\_ Smoke?: Yes \_\_\_\_\_ No \_\_\_\_\_  
Military: Yes / No Active: Yes / No Rank: \_\_\_\_\_ Unit \_\_\_\_\_  
Email: \_\_\_\_\_

Sign : \_\_\_\_\_ Date: \_\_\_\_\_

### Current Address

Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Manager: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Start Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ End Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Leave Reason: \_\_\_\_\_  
Current amount paying in Rent / Mortgage per month: \_\_\_\_\_

**Unit applying for**

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

Deposit : \_\_\_\_\_ Rent: \_\_\_\_\_

Lease length: \_\_\_\_\_ Move in date: \_\_\_\_\_

**Others who will be living in this Apartment**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

**Past Rental History**

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Manager: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Start Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ End Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Leave Reason: \_\_\_\_\_

Amount of Rent / Mortgage paid per month: \_\_\_\_\_

**Employment History**

Company: \_\_\_\_\_

Manager: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Emp Length: \_\_\_\_\_ Monthly Pay: \_\_\_\_\_

**Co-Applicant Employment History**

Company: \_\_\_\_\_

Manager: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Emp. Length: \_\_\_\_\_ Monthly Pay: \_\_\_\_\_

Can income be verified: Yes / No

**Additional Income**

Income Source: \_\_\_\_\_ Amount: \_\_\_\_\_

Verify with: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

**Personal References (\*at least one close relative)**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

**Pet Information**

Type: \_\_\_\_\_ Age: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_  
Type: \_\_\_\_\_ Age: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_  
Type: \_\_\_\_\_ Age: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_

**Additional Information**

Have you ever been convicted of a crime? Describe and Date each one: \_\_\_\_\_  
\_\_\_\_\_

Have you ever been evicted, declared bankruptcy or had a judgment? Describe and Date each one: \_\_\_\_\_  
\_\_\_\_\_

Please initial in agreement

\_\_\_\_ I agree to the following statement | I represent that the information provided in this application is true, complete and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for eviction.

\_\_\_\_ I agree to the following statement | I understand that this application is not a rental agreement and that this application does not create any obligation on Crystal Shore 2, Inc and /or the Landlord

The undersigned represent that the information provided in this application is true, complete, and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for eviction.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

# PET APPLICATION – PHOTO OF PET MUST BE ATTACHED

This **PET APPLICATION** is for \_\_\_\_\_  
Name/address. I do hereby request that my pet be approved to reside with me during the term of my lease agreement. If my pet is a "Service Animal" or a "medically necessary pet" I will notify LANDLORD AND/OR AGENT in writing and this **PET APPLICATION** may not be applicable.

**NOTE: This is a PET APPLICATION Only.** In order for the pet to be permitted on the premises, the pet must be approved by **LANDLORD and/or AGENT**, a **PET ADDENDUM** signed by **TENANTS** and **LANDLORD and/or AGENT** and all fees paid including but not limited to an additional security deposit, pet deposit, pet fee or additional rent as required by **LANDLORD and/or AGENT**.

I understand that **LANDLORD and/or AGENT** is under no obligation to approve my pet for occupancy. The following pets will not be accepted under any circumstances, German Shepherds, Dobermans, Pit Bulls, Chows or Rotweillers, any mix of the aforementioned or any other breed or mixture thereof which **LANDLORD AND/OR AGENT** decides to not approve.

In consideration of having my **PET APPLICATION** being processed, I agree to pay a non-refundable **PET APPLICATION** fee of \$\_\_\_\_\_ to **LANDLORD and/or AGENT**. This fee is paid as I understand that a pet occupied property often times causes more work, more frequent inspections and occasional complaints from neighboring properties. I further understand that the non-refundable **PET APPLICATION FEE** is strictly an administrative fee paid to **LANDLORD and/or AGENT** and is not considered a security deposit or pet deposit. **LANDLORD and/or AGENT** requires a photo of the pet for **LANDLORD and/or AGENT'S** files and the pet must be brought to the parking area of the **LANDLORD and/or AGENT** office for inspection by a representative of **LANDLORD and/or AGENT**.

**BREED OF PET:** \_\_\_\_\_ **PETS NAME:** \_\_\_\_\_

**PETS WEIGHT:** \_\_\_\_\_ **LBS.** **PETS AGE:** \_\_\_\_\_

**ESTIMATE PET WEIGHT AT MATURITY** \_\_\_\_\_ **LBS.**

**DATE OF LAST RABIES SHOT (ATTACH VERIFICATION):** \_\_\_\_\_

**DESCRIPTION OF PET:** \_\_\_\_\_

I the owner of the above described pet do hereby certify the following:

My pet is well trained, is not dangerous to others and does not have a propensity to be vicious. My pet has never bitten, clawed or caused harm to another person or other pet.

My pet is not pregnant and will not become pregnant while we are residing on the premises. If my pet becomes pregnant, I will be in violation of this agreement and the pet and any offspring must be immediately removed from the premises OR I will be subject to eviction. I shall not engage in any pet-raising activities.

There shall be no other pets, other then listed above on the premises without the express written approval of **LANDLORD and/or AGENT**. Should I desire additional pets, I agree to apply to **LANDLORD AND/OR AGENT** for approval and obtain approval prior to pet occupancy. **LANDLORD and/or AGENT** does NOT guaranty any approval.

I agree to keep the pet from becoming a nuisance to neighbors and follow everything stated in the **PET ADDENDUM**. This includes but is not limited to controlling the barking of the pet, if necessary and cleaning any animal waste on and about the premises.

In the event that my pet causes damage or destruction to the property, I agree that all cost of said damage or destruction shall come out of our Security Deposit and/or Pet Deposit. Should the Security Deposit or Pet

Deposit be insufficient to cover the cost of any pet damage or destruction, then I agree to be financially responsible for damages above and beyond the amount of my security deposit.

If the pet becomes a nuisance or causes damage or destruction to the premises or otherwise violates the terms of the **PET ADDENDUM OR PET APPLICATION LANDLORD and/or AGENT** may terminate the **TENANT'S** privilege of having a pet and or **TENANT'S** tenancy.

I do hereby agree to the terms and conditions of this **PET APPLICATION** form this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant