

Nature Coast Real Estate – Rental Application

Applicants please complete all pages and return to the office along with:

- 1) **\$40 non-refundable application and background check fee with a money order or check made payable to: Nature Coast Real Estate.**
- 2) **Copy of valid photo identification and any supporting documents to verify information for income, employment and rental history.**

The policy of Nature Coast Real Estate is to run a background check, on each adult age 18 and over, that includes but is not limited to the following: criminal and eviction check, credit check, personal character reference, verification of income, employment, rental and payment history, ability to pay and pet references including their photos. If you know of any issues that may disqualify your application please discuss them confidentially, in advance, so that you may be pre-qualified to match with a Landlord before the application is processed. Once the application is processed the fee will be non-refundable.

Typically 1st month rent and security deposit are the same amount and required. Last month advance rent may be required depending on rental and payment history, and/or credit history, however, with each property the Landlord has the option of directing how we handle the account fees and lease terms.

Once approved we will prepare a lease for your review. A fully executed lease and the first month rent, non-refundable, will take the property off of the market. The lease is a Residential Lease, a legal document, that is used by Realtor professionals in the state of Florida that protects the interest of Tenants and Landlord's alike and includes a copy of the Florida Residential Landlord and Tenant Act. If you need legal advice regarding the lease process or term please seek counsel with a Real Estate Attorney.

*****IMPORTANT*****

The security deposit, last month rent, pet deposits, pet fees and all utility account connection deposits are expected to be paid before occupancy and Tenants must provide proof of utility accounts set up prior to obtaining keys and access to the property.

Please ask if you have any questions. We strive to provide excellent customer care to everyone we work with and appreciate your business. Thank you.

Tenant Signature _____ Date _____

Nature Coast Real Estate
4383 Commercial Way, Spring Hill, FL 34606
Phone: 352-688-7778 Fax: 352-340-1470
Email: NatureCoastRealEstate@Live.com

Nature Coast Real Estate – Tenant Information

Property requested: _____ Move in date: _____
Name _____ Phone _____
Email _____
Social Security # _____ Date of birth _____

Current address _____
Landlord name _____ Landlord Ph# _____
How Long did you live here? _____ Rent amount \$ _____
Reason for moving _____
Previous address _____
Landlord name _____ Landlord Ph# _____
How long did you live here? _____ Rent amount \$ _____
Reason for moving _____

Other occupant's names, ages, and relationship to you:

1) _____ 2) _____
3) _____ 4) _____

Number of vehicles? _____ Provide: Make/Model/Year/Color/Tag#/State Registered:

1) _____
2) _____
3) _____

Do you have any pets? Yes _____ No _____ If yes, provide: Description/breed/weight:

1) _____
2) _____

Employer or source of income _____
How long? _____ Position _____ Monthly \$ _____
Contact name _____ Phone _____
Employer or source of income _____
How long? _____ Position _____ Monthly \$ _____
Contact name _____ Phone _____

Emergency contact _____ Phone _____
Emergency contact address _____

Do you have an Arrest Record? Yes _____ No _____

Do you have an Eviction Record? Yes _____ No _____

Explanation: _____

Information provided and obtained will be used for the sole purpose of determining if you qualify to rent and may be viewed with discretion by the Broker, Rental Agents, Employees and Landlord. By signing this form you authorize an agent of Nature Coast Real Estate Inc. to perform a background check that includes but is not limited to the following: Criminal and eviction check, credit check, personal character reference, verification of income, employment, rental/payment history, ability to pay and pet references.

Applicant Signature _____ **Date** _____

Received: POI _____ ID _____ \$40 Fee _____ (cash) – (check) - (money order)
Date _____ Agent _____ Approved: YES _____ NO _____

Nature Coast Real Estate – Tenant Rental Verification

Applicant Section: Name _____ Phone _____

Rental address to be verified: _____

Landlord name _____ Landlord phone _____

Landlord/Property Manager E-mail or Fax# _____

I give authorization for the release of rental information:

Signature _____ Date _____

----- **BELOW THIS LINE IS FOR OFFICE & LANDLORD USE ONLY** -----

Did the Applicant(s) listed above rent from you? _____

What was the monthly rent payment amount? \$ _____

How long did Applicant(s) rent from you? _____

Were there any late payments? YES / NO If yes, how many? _____

Were any checks returned as NSF? YES / NO If yes, how many? _____

Was the property maintained in good clean condition? _____

Was Applicant an unreasonable tenant in any way? _____

Did Applicant give notice according to the terms of the agreement? _____

Does Applicant owe any delinquent rent, utilities, damages or other fees? _____

Was the security deposit returned or used for damages? _____

Would you rent to the Applicant again? _____

Why did the Applicant move? _____

Is there anything else about this tenant that we should consider? _____

Signature _____ Date _____

Printed Name _____ Position _____

THANK YOU. PLEASE RETURN THIS PAGE IN PERSON OR EMAIL TO: NatureCoastRealEstate@Live.com