



RENTAL APPLICATION

6137 Deltona Blvd/Spring Hill, FL 34606
Office 352-610-9984 / Fax 352-610-9986

Address & Move-In Date needed

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If employed one year or less include previous employer

Include current & all previous addresses

APPLICANT #1 _____ DATE _____

EMAIL ADDRESS: _____

HOME PHONE# _____ Cell# _____

DOB: _____ S.S. # _____

Driver's License # _____ OR ID # _____

CURRENT ADDRESS: _____

CITY: _____ ST: _____ ZIP: _____ COUNTY: _____

OCCUPIED FROM: _____ TO: _____ Monthly Payment \$ _____

LANDLORD: _____ PHONE _____

REASON FOR LEAVING: _____

PREVIOUS ADDRESS: _____ CITY: _____ ST: _____ ZIP: _____

OCCUPIED FROM: _____ TO: _____ Monthly Payment \$ _____

LANDLORD: _____ PHONE _____

REASON FOR LEAVING: _____

PREVIOUS ADDRESS: _____ CITY: _____ ST: _____ ZIP: _____

OCCUPIED FROM: _____ TO: _____ Monthly Payment \$ _____

LANDLORD: _____ PHONE _____

CURRENT
EMPLOYER: _____ JOB TITLE _____ F/T or P/T _____

MONTHLY INCOME: _____ EMPLOYED FROM: _____ TO: _____

PHONE: _____ Ext# _____ Fax# _____ CONTACT PERSON: _____

PREVIOUS
EMPLOYER: _____ JOB TITLE _____ F/T or P/T _____

MONTHLY INCOME: _____ EMPLOYED FROM: _____ TO: _____

PHONE: _____ Ext# _____ Fax# _____ CONTACT PERSON: _____

Have you or any occupants ever been arrested for, convicted of, put on probation for, or
had adjudication withheld or deferred for a felony offense? YES NO

HAVE YOU EVER HAD AN EVICTION FILED AGAINST YOU? YES NO

If employed one year or less include previous employer If rental history less than one year include previous addresses*

APPLICANT #2 _____ DATE _____

EMAIL ADDRESS: _____

HOME PHONE# _____ Cell# _____

DOB: _____ S.S. # _____

Driver's License # _____ ID # _____

CURRENT ADDRESS: _____

CITY: _____ ST: _____ ZIP: _____ COUNTY: _____

OCCUPIED FROM: _____ TO: _____ Monthly Payment \$ _____

LANDLORD: _____ PHONE _____

REASON FOR LEAVING: _____

PREVIOUS ADDRESS: _____ CITY: _____ ST: _____ ZIP: _____

OCCUPIED FROM: _____ TO: _____ Monthly Payment \$ _____

LANDLORD: _____ PHONE _____

REASON FOR LEAVING: _____

PREVIOUS ADDRESS: _____ CITY: _____ ST: _____ ZIP: _____

OCCUPIED FROM: _____ TO: _____ Monthly Payment \$ _____

LANDLORD: _____ PHONE _____

CURRENT
EMPLOYER: _____ JOB TITLE _____ F/T or P/T _____

MONTHLY INCOME: _____ EMPLOYED FROM: _____ TO: _____

PHONE: _____ Ext# _____ Fax# _____ CONTACT PERSON: _____

PREVIOUS
EMPLOYER: _____ JOB TITLE _____ F/T or P/T _____

MONTHLY INCOME: _____ EMPLOYED FROM: _____ TO: _____

PHONE: _____ Ext# _____ Fax# _____ CONTACT PERSON: _____

Have you or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense? **YES NO**

HAVE YOU EVER HAD AN EVICTION FILED AGAINST YOU? **YES NO**

All adult applicants over the age of 18 must submit a fully completed, dated, and signed residency application. Applicants must provide proper identification. A non-refundable fee of \$50.00 for the initial application fee for anyone over the age of 18 and a \$50.00 fee for each adult who may plan to occupy the rental property. Applicants must have a combined gross income of at least three (3) times the monthly rent amount. Applicant must have been on the job for at least nine (9) months or transferring to a like job. Proof of income and income amounts must be verified in writing.

Applicants must have at least 18 months of rental/mortgage history with no late or NSF payments. Applicant must provide the most three (3) recent canceled checks or money order receipts of rental payments made to landlord. Applicants must have no lease violations requiring legal notice. Applicants' credit history of civil court records must not contain slow pays, judgments, eviction filings, collections, liens, or bankruptcy within the past five (5) years.

We will not provide you with a credit report or tell you of its contents, but we will provide you with the name of the credit agency so you may receive a free copy.

Self-employed applicants may be required to produce upon request at least two (2) years of tax returns or 1099s. Non-employed individuals must provide proof of income.

Previous history reports from landlords must reflect timely payments, sufficient notice of intent to vacate, no damage to unit or failure to leave the property clean at the time of lease termination. Applicant must not have been evicted or moved out without notice within the past seven (7) years.

Applicant must not have a felony that as adjudicated guilty or had adjudication withheld of the past seven (7) years, or any conviction of any length of time for any drug related, sexual related, murder related, or arson related crime.

No pets (with the exception of medically necessary pets) of any kind are permitted without specific written permission of the Landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to the landlord and/or an additional pet deposit or additional security deposit. A pet application & photo of pet must be submitted.

Fee and deposits are waived for medically necessary pets with owner approval & medical documentation.

Residents will be required to pay a security deposit at the time of lease execution in a minimum amount to equal one (1) months' rent. We reserve the right to require a higher security deposit and/or additional advanced rent.

We may require a holding or good faith deposit to be collected to hold a property off the market. In the event the applicant is approved, this deposit shall be applied to the required security deposit.

Current occupancy standards are a maximum of two (2) persons per bedroom, except for infants under two (2) years of age.

Any exceptions to these criteria will need to be submitted in writing to the Property Manager for consideration. Approval is given for such exceptions, additional security, co-signors, and/or additional advance rent payment may be required.

Our company policy is to report all non-compliance(s) with terms of the lease or failure to pay rent or any amounts owed to CREDIT REPORTING AGENCIES.

Upon approval of application security deposit, pro-rated rent (if applicable) first month's rent, and last month's rent, must be received, prior to execution of lease. LEASE MUST be signed by applicant(s) BEFORE keys are released.

RADON GAS: Radon is a naturally occurring radioactive gas, that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Level of Radon that exceeds federal and state guidelines has been found in Florida. Additional information regarding Radon and Radon testing may be obtained from the HERNANDO COUNTY HEALTH DEPARTMENT.

THIS APPLICATION DOES NOT DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATURAL ORIGIN.

****CORRECT INFORMATION:** I/WE affirm that all the information on this application is true, accurate, complete, and correct and agree that if this is not so, my/our application may be denied, and/or my/our lease will be held in default and I/WE may be subject to eviction.

GOOD FAITH DEPOSIT: I/WE hereby deposit the sum of \$_____ with KINGS REALTY & RENTALS, INC. as a good faith and/or holding deposit in connection with this rent application. If my/our application is approved, and I/We fail to enter into a Lease Agreement or fail to take possession under the terms of my/our Lease Agreement if one has been signed, I/We understand and agree that the entire GOOD FAITH DEPOSIT SHALL BE FORFEITED by me/us.

RENTAL HOMES CANNOT BE HELD FOR MORE THAN 30 DAYS!

In addition, if I/We have already entered into a Lease Agreement, I/We will be held liable for all rents and damages as set forth in the Lease Agreement. If my/our application is not approved, I/We will receive a refund of my Good Faith Deposit in full within 30 days. If my/our application is approved, a lease agreement is signed, and I/We take possession of the unit, the Good Faith Deposit shall be applied toward total money due prior to move-in (rent, security deposit, etc.)

Tenant Initials _____

APPLICATION FEE:

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I/WE understand the \$50.00 per person (age 18+)
Processing Fee is NON-REFUNDABLE.

REQUIREMENTS: Non-Refundable application fee of \$50 per adult along with proof of income. Good Faith Deposit to hold property until application process is completed (approx. 3-5 business day) A \$60 one-time lease fee for attorney to prepare the lease. First month's rent and/or pro-rated rent due at time of lease signing. Non-Refundable pet fee of \$300 for each pet (may vary). All utilities to be put in tenant's name on day of lease signing. (water/sewer, electric, gas, phone, cable, trash, lawn & pool (except where noted)

PLEASE SUBMIT PROOF OF INCOME (*4 Paystubs*) WITH YOUR APPLICATION

MONTHLY INCOME MUST MEET OR EXCEED 2 ½ - 3 TIMES THE MONTHLY RENTAL AMOUNT

If you do not have pet approval – there should be NO pets on the premises at any time for any reason

PETS: DOGS _____ WEIGHT _____ OTHER _____
CATS _____ WEIGHT _____ OTHER _____

****PET APPLICATION MUST BE SUBMITTED****

PROPERTY TO BE OCCUPIED BY THE FOLLOWING: (under 18) (Not including applicant #1 & #2)

NAME: _____ DOB: _____
NAME: _____ DOB: _____
NAME: _____ DOB: _____
NAME: _____ DOB: _____

VEHICLES:

Auto#1: Make _____ Model _____ Year _____ Color _____ Tag# _____
Auto#2: Make _____ Model _____ Year _____ Color _____ Tag# _____
Auto#3: Make _____ Model _____ Year _____ Color _____ Tag# _____

REFERENCES:

NAME: _____ PHONE _____
NAME: _____ PHONE _____
NAME: _____ PHONE _____

EMERGENCY CONTACT: (*not living with you*)

Name: _____ Phone: _____ Relationship: _____
Address: _____ City: _____ Zip: _____

*****If more than 2 applicants are 18+ please fill out another application*****

Tenant Initials _____

AUTHORIZATION: I/WE hereby authorize KINGS REALTY & RENTALS, INC. to verify all information contained on the application and conduct a full background check including but not limited to credit, bank account, employment, eviction, criminal background checks, and authorize KINGS REALTY & RENTALS, INC. to contact any persons or companies listed on the application. I authorize agent to photocopy my driver's license or other identification as requested.

*****If more than 2 applicants are 18+ please fill out another application*****

***Please let us know if your credit is blocked
If So, you will need to unblock before we can run the report***

APPLICANT'S SIGNATURE

DATE

APPLICANT'S SIGNATURE

DATE

WE ACCEPT MONEY ORDERS OR CERTIFIED CHECKS



OFFICE USE ONLY

Property Address: _____ Tenant Screening Completed _____

Monthly Rent: \$ _____ Security Deposit: \$ _____

APPROVED: _____

DENIED: Reason _____

Owner's Name: _____ Owner's Phone: _____