

Statement of Qualifying Criteria

Thank you for visiting and applying.

To assure our residents of a well maintained community, as well as enjoyable neighbors, we require that all prospective residents meet the following qualifying criteria when completing the rental application:

Applicant must be employed or have verification of income. We require monthly gross income to be at least three times the monthly rental rate. If income from employment is the primary source of income, a minimum of six months at the same place of employment must be verified. Self-employment will require the applicant's previous year's tax return as income verification. Income other than wages from employment such as tips, commissions, school subsidies, or allowances from parents will require notarized verification. An applicant that is not currently employed must provide proof of funds (current bank statement) which will equal the full term of the lease agreement.

Applicant must have a minimum of one year verifiable rental history. Verifiable rental history for a period of at least 12 months, in which all the lease terms have been satisfactorily fulfilled is required. Negative rental history, eviction, or outstanding monies owed to a previous landlord are unacceptable. If applicant owned a home, applicant must furnish all mortgage information. If applicant has no prior verifiable rental history an additional security deposit up to a full month's rent will be required.

Applicant must physically reside in the apartment for which they are applying. Applicant must live in the rental unit and must disclose all persons that will be occupying the unit. All persons under the age of 21 are subject to background checks prior to occupancy. All persons 21 years of age or older must be a leaseholder and qualify for the unit with the applicant.

Credit history for a two year period prior to this application will be evaluated. No credit history, as well as discharged bankruptcies, are acceptable. Negative credit history, other than not fulfilling terms of a lease contract, will be considered provided there are more positive accounts than negative accounts. More than 30% of applicant's credit accounts showing negative remarks is unacceptable.

A criminal background check will be done on all applicants and any occupant 18 years of age or older. No felony convictions within the past five years will be accepted. No misdemeanor convictions against persons or property, prostitution or drug related offenses will be accepted.

If you are inquiring about an apartment or duplex, occupancy limits have been established per unit size. Maximum number of persons allowed are as follows with no more than three unrelated adults per apartment or duplex in either a two or three bedroom floor plan:

Studio/Efficiency- no more than 2 persons

One Bedroom- no more than 2 persons

Two Bedroom - no more than 4 persons

Three Bedroom- no more than 6 persons

In order to view a rental home you must show a form of identification. Your driver's license or a social security card or an alternate second form of identification will be photocopied. Please have identification with you.

We do business in accordance with the Federal Fair Housing Law. We do not discriminate against any person because of race, color, religion, sex, national origin, familial status or handicap.

I have read and understand the above qualifying criteria.

Note: False information given on an application will be grounds for rejection of the application.

Applicant _____ Date _____

Applicant _____ Date _____



RENTAL APPLICATION
Equal Housing Opportunity

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

Anticipated move date of _____ at a monthly rent of \$ _____ and security deposit of \$ _____.

PLEASE TELL US ABOUT YOURSELF

Last Name _____ First Name _____ Middle Initial _____
Driver's License _____ Date of Birth _____ Social Security # _____
Home Phone (_____) _____ (optional) Other Phone (_____) _____
Email Address _____

Co-Applicant

Last Name _____ First Name _____ Middle Initial _____
Driver's License _____ Date of Birth _____ Social Security # _____
Home Phone (_____) _____ (optional) Other Phone (_____) _____
Email Address _____

Dependents

Name & Date of Birth _____
Name & Date of Birth _____

List All Pets _____

PLEASE GIVE RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address _____ Apt# _____ City _____ State, Zip _____
Month/Year Moved In _____ Reasons for Leaving _____ Rent \$ _____
Owner/Agent _____ Phone (_____) _____
Previous Address (last 3 Years) _____ Apt# _____ City _____ State, Zip _____
Month/Year Moved In _____ Reasons for Leaving _____ Rent \$ _____
Owner/Agent _____ Phone (_____) _____

PLEASE DESCRIBE YOUR CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years? Yes _____ No _____
Have you ever been evicted from a rental residence? Yes _____ No _____
Have you had two or more late rental payments in the past year? Yes _____ No _____ Why _____
Have you ever willfully or intentionally refused to pay rent when due? Yes _____ No _____ Why _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

Your Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed _____
Employer Name, Full Address _____
Dates employed _____ to _____ Employed as _____
Supervisor Name _____ Phone (_____) _____
Salary \$ _____ per _____. (If employed by above less than 12 months, give name & phone of previous employer or school: _____)

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 \$ _____ per _____ Source/Contact Name _____
Amount \$ _____ per _____ Source/Contact Name _____



PLEASE LIST YOUR REFERENCES

Banking Accounts:

Name _____ Type of Account _____ Account # _____
Name _____ Type of Account _____ Account # _____

Personal Reference or Emergency Contact:

Name _____ Address _____
Phone _____ Relationship _____

Vehicle Information:

Make / Model _____ Year _____ License Plate State _____
Make / Model _____ Year _____ License Plate State _____

ADDITIONAL INFORMATION:

Please give any additional information that might help owner/management evaluate this application?

Where may we reach you to discuss this application?

Day Phone # () _____ Night Phone # () _____

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 the first day of each month in advance. 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 deposit will be retained to offset the agent's cost, time, and effort in processing my application.

I hereby deposit **\$100.00** as earnest money to be refunded to me if this application is not accepted in four business banking days. Upon acceptance, this deposit shall be retained as part of the security deposit. When so approved and accepted, I agree to execute a lease for **12** months before possession is given and to pay the balance of the security deposit prior to the move in date. If the application is not approved or accepted by the owner or agent, the deposit will be refunded, the application hereby waiving any claim for damages by reason of non-acceptance which the owner or agent may reject. 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. I understand this good faith deposit will be held until Management can determine if it has incurred any expenses or rent loss due to my cancellation. These costs will be deducted from this good faith deposit and the balance will be refunded to me.

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

AUTHORIZATION

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 to be completed by J&N Properties-US, Inc.

Please sign: _____
Name of Applicant Date

Please sign: _____
Name of Applicant Date

CREDIT CHECK CHARGE: \$50.00 per single Person, \$80.00 per married couple and \$25.00 per child 18 years old and up.





RENTAL VERIFICATION

The individual signed below has submitted a rental application to _____.
Please provide the information requested and fax this form back to our office at **407-425-5282**.

Thank you for your prompt response.

I hereby authorize release of the information requested below for my rental address at:

STREET CITY STATE ZIP

Name (please print)

Signature

Date

Name (please print)

Signature

Date

Applicant's Signature Date

APPLICANT: PLEASE DO NOT WRITE BELOW (FOR OFFICE USE ONLY)

Please note if the applicant is a current resident or a past resident at your community.

Move-In Date: _____ Lease Ending Date: _____

Amount of Rent: \$ _____ # of Late Payments: _____

of NSF checks: _____

Has Proper Notice Been Given? YES NO

Is there currently any past due amount owed on the resident's account? YES NO

Has the resident complied with all community policies? YES NO

Does this resident keep an animal on the premises? YES NO

Has the animal at any time caused a problem or been a nuisance? YES NO

Have legal proceedings ever been filed on this resident? YES NO

Is resident eligible for re-rental? YES NO

Additional Comments:

Date Signature Community

