



Where We Hold Your Keys to Success



RENTAL APPLICATION

\$50.00 Per Adult **\$75.00** Married Couple
 All persons over the age of 18 must submit a separate application. This is a non-refundable fee. Pet Application is \$25 No exceptions.

Date of Application: _____ **Desired Date of Occupancy:** _____

Rental Address Applying For: _____

How did you find out about us: Sign Internet Other _____

PERSONAL INFORMATION

Applicant's Full Name _____

Date of Birth _____ Social Security No. _____

Driver's License No./State _____

Contact Phone No. _____ Email Address _____

Full Names of All Other Residents	Relationship to You	Date of Birth

Do You Have Any Pets yes no If yes a separate pet application and fees must be submitted

RESIDENCE HISTORY

Present Address: _____

Dates From: _____ To: _____ Present Phone No: _____

Present Landlord/Mortgage Co: _____ Phone No: _____

Monthly Payment: \$ _____ Reason for Moving: _____

Previous Address: _____

Dates From: _____ To: _____ Previous Phone No: _____

Previous Landlord/Mortgage Co: _____ Phone No: _____

Monthly Payment: \$ _____ Reason for Moving: _____

You need to provide two years of residence history. If more space is needed, you can use a separate page.

Have you ever broken a lease? _____ Have you ever refused to pay rent for any reason? _____

Have you ever had an eviction filed against you or have been asked to move out? _____

If you answered yes to any of the last three questions, use a separate sheet of paper to explain details

EMPLOYMENT AND INCOME INFORMATION

Applicant's Employment Status; Full Time Part Time Student Retired Self Employed
 Unemployed Other _____

Present Employer: _____ Dates From: _____ To: _____

Phone No: _____ Supervisor _____

Position: _____ Gross Wages: \$ hour week month

Additional Employment: _____ Dates From: _____ To: _____

Phone No: _____ Supervisor _____

Position: _____ Gross Wages: \$ hour week month

Additional Income: (Optional)
Please list income source that is verifiable if you would like it to be considered. (i.e. SS, Self-employment or other benefits) Applicant may be required to produce documentation or provide and sign release statements. Child Support, Alimony, or separate maintenance need not be disclosed unless you desire this additional income to be considered for qualification.

Additional Source: _____ Amount: \$ _____

Contact Person: _____ Phone No: _____

How long have you been receiving income from this source?

How long do you expect this income to continue?

Have you ever filed for bankruptcy? _____ If Yes, When _____

Have you ever been charged with a Felony? _____ Misdemeanor? _____

If **Yes**, please specify (use separate sheet if necessary)

VEHICLE INFORMATION

Total Number of Vehicles: _____ Any Commercial Vehicles? _____

Make/Model _____ Year _____ Color _____ Tag No/State _____

Make/Model _____ Year _____ Color _____ Tag No/State _____

RV, Camper, Boats, Motorcycles Yes No If yes type: _____

IN CASE OF EMERGENCY:

Emergency Contact: _____ Relationship: _____

Address: _____ Phone No: _____

AAA Realty LLC- Property Management Division

6385 Presidential Court Fort Myers FL 33907

(239)-985-9649

Toll Free 1-888-243-1720

55 Homestead Rd N Lehigh Acres FL 33936

(239)-368-8520

Fax (both locations) (239)-303-1399

RENTAL PROCESS AND APPLICATION DISCLOSURE

We protect, honor and obey the policy of Equal Housing that states: It is illegal to discriminate against *any* person because of race, color, religion, sex, handicap, familial status or national origin in the sale or rental of housing or residential lots, advertising the sale or rental of housing and the financing of housing, in the provision of real estate brokerage services, in the appraisal of housing. Blockbusting is also illegal and will not be practiced by AAA Realty LLC.

Our Realtor/agents will be happy to show you our available rental properties at no cost after you have seen our current list of homes and had a chance to see the virtual tours of same. They can be also viewed at www.aaarealtyllc.com or call us at the office numbers listed above to view them at one of our offices.

Application Processing and Time Frame:

- Processing an application normally takes up to 2 days. In some cases, approval of homeowner associations, condo associations, homeowners, searching for records out of state or unforeseen circumstances may require some applications to take longer. You will be contacted immediately upon determination of approval or denial. All adult applicants over the age of 18 must submit a fully completed, dated and signed rental application and application fee.
- No rental property will be held vacant for more than two (2) weeks with an approved applicant, unless approved by AAA Realty LLC.

Cost

- The fees to place an application is \$50.00 per adult applicant, \$75.00 for a married couple and then a \$25.00 fee for a pet application (if applicable). These fees are non-refundable and once paid are not returned for any reason.
- Most Homeowner and Condominium Associations require a separate application and fees and if such is the case, you must also apply separately to such homeowners or condominium associations.
- AAA Realty LLC application for Rent is honored for all homes that they manage so if applicant is not chosen for a particular property wanted, an approved application may be used for other homes that are available up and until 60 days after original date of application.

The Application:

- Upon receipt of your rental application and application fee, you can expect and hereby authorize that AAA Realty LLC will: (1) Run and check your credit report; (2) Check the public records for any past evictions, (3) Verify your employment; (4) Verify your previous landlord references; and (5) Run a criminal background check. **We would encourage you not to apply if you do not meet our resident selection criteria.** Using a cosigner or consideration of adverse actions may be considered on an individual basis.
- Multiple Applications—It is possible that AAA Realty LLC may receive multiple applications from unrelated individual applicant (s) for the same property at approximately the same time. If this is the case, AAA Realty LLC will process all applications for consideration as to whom, AAA Realty LLC, in its sole discretion, deems the best applicant, which may not necessarily be the first application received. AAA Realty LLC represents the best interest of the rental property, and the best may not be the first accepted. In order to evaluate the all the applications, AAA Realty will spend time and monies to run credit reports, criminal reports and other items to complete the process.
- You may place a deposit for the property at any time. If all things are equal with more than one application, the property with a deposit will take priority. Please understand however that deposits will only be refunded if you are not approved due to AAA Realty LLC's sole discretion or by not meeting our minimum resident selection criteria. If during the process of application a statement or representation is found to include false, misleading or misrepresented information, Applicant (s) agrees that any application fees or deposits be retained by AAA Realty LLC as liquidated damages for the false misleading or misrepresentation of information by the applicant (s).
- Once applicant has been notified of their approval of application, a minimum holding deposit (if a deposit was not already placed) of \$500.00 in certified funds must be paid within 48 hours of verbal approval from AAA Realty to applicant. This can include a message on answering machine if unreachable. Once the application is approved, and all monies from that moment forward are non-refundable. **In the event that an approved applicant fails to enter into the lease agreement or refuse to take possession of the property on or before the beginning rental date applied for, all funds paid shall be forfeited as liquidated damages.** Due to the high demand for rental homes, we will not hold the property applied for off the until you provide the required holding deposit. If applicant (s) does not comply with this requirement, AAA Realty LLC may rent the home they applied for to someone else, and application fees and all other monies paid will be non-refundable.

- All applicants must see the interior of the property before an application can be submitted. The property must be accepted in "AS IS" condition before an application can be accepted, except where there is written agreement for maintenance or repair items on our feedback forms. If the maintenance and repair request is acceptable to AAA Realty LLC, then that agreement will be written in the lease or a lease addendum. Verbal representations are non-binding.
- All initial funds other than application fees up and including first month's rent and security deposit must be paid by cashiers check or money order payable to "AAA Realty LLC". Subsequent months thereafter may be paid by check or certified funds, e-check CC or debit. If a check is dishonored anytime during lease period, all subsequent payments must be paid in certified funds.

Resident selection Criteria:

Applicants will **NOT** be accepted on a "first come, first served" basis. Credit, criminal and eviction records will be verified by an independent company:

1. All adult applicants 18 years or older must submit a fully completed, dated and signed residency application and fee. 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 for the association.
2. Applicants must have a combined gross income of at least two and a half times the monthly rent. We reserve the right to require a co-signer. A minimum of two years residential rental history is required.
3. Applicant must provide a state of Florida Photo Identity.
4. Applicant must provide a social security number or be able to verify that no number has been assigned.
5. Credit history and or Civil Court Records must not contain slow pays in the last six months with cellular companies, utilities or cable companies. Additionally no judgments, liens or bankruptcy within the past 1 year. No evictions within the last 3 years. Minimum credit score should not be lower than 525 on at least one of the applicants.
6. Self employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non employed individual must provide verifiable proof of income. All sources of other income must be verifiable if needed to qualify for a rental unit.
7. Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prose", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
8. 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 unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
9. 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 or additional security deposit. Fees and deposits are waived for medically necessary pets.
10. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one month's 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. Any exceptions to AAA Realty LLC's criteria listed in this application 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.
13. 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.

APPLICANTS MAY HAVE AN ADVERSE ACTION FOR ANY OF THE FOLLOWING:

1. No employment
 2. Residential verification of less than 2 years
 3. No credit history
- The following pages contain the home rental application and the disclosure of information on lead based paint and lead based paint hazards.
 - This "Rental Process and Application Disclosure" is hereby made an integral part of my rental application. I do hereby acknowledge that I understand and agree to the terms of application and rental process as described herein. I further acknowledge that I have seen and previewed the rental property (both inside and outside) for which I am applying for.

- I understand that it is mandatory that I/We pay under separate agreement or as part of lease agreement at the sole discretion of AAA Realty LLC for water treatment services (if well water is the main source of water feeding the home) from AAA's Always Clear Water Inc. or any Company that AAA Realty LLC decides appropriate to service the water. The charges are \$35 monthly for two persons and \$5.00 for each additional person. This fee can change at any time with at least a 30 days advance written notice to tenants.
- I represent that all of the statement and representations are true and complete, and hereby authorize verification of the above information, references and credit records. I understand that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public information including evictions and criminal records may be made. I agree that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be ground for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms and the law if any.
- I understand and agree that this application is **NOT** a lease or rental agreement, and should it be accepted, **I will sign the lease provided prior to move in.** In order to sign the lease, all monies for the unit (including rent, security deposit and other fees) must be paid in full. **All utilities must be in the tenants name and turned on at least 48 hours prior to getting a key for the property.** If this is not accomplished your moving in date may be rescheduled without any adjustment to pro-rated days. Should I fail to sign the lease or not pay all the monies due at move-in, the application shall be considered withdrawn, there will be no further obligation to reserve the rental and any and all monies shall be forfeited.
- I understand that keys will be released on the (1st) day of occupancy as stated in the lease agreement. Request for keys earlier must be accompanied with additional pro-rated rent and must have AAA Realty LLC's prior written approval.
- Maintenance and Repair– When you rent a home from AAA Realty LLC, we strive to ensure that all items are in good working order. Please report any maintenance or repairs required during your first 5 days of possession in writing. There will be no maintenance charge for the first 30 days unless the damage was due to neglect or caused by the resident.
- I understand and agree that due to the high rate of burglary and damage that can take place in vacant homes, AAA Realty LLC has taken steps to mitigate the loss to the vacant properties and thus does not complete certain installations prior to 24-48 hours to scheduled move in and some cases it is scheduled on the day of scheduled move in. Due to this necessary tight schedule, AAA Realty LLC cannot guarantee that when you take possession of the property that it will be in move-in ready condition. AAA Realty LLC will communicate with you as to any hold-ups and will do everything in it's limited power to complete all items prior to move in. However I understand that if it is not complete, there will be no compensation to tenant and tenant understands that this is a possibility and will make arrangements to deal with the delay or unfinished items by allowing and cooperating with AAA Realty LLC to accomplish those items as quickly as possible. By signing below, there is an understanding between AAA Realty LLC and tenant that there will be no compensation nor pro-rating of days or time for the delay if in fact there is a delay.

Included Agreed Upon Items: (To to completed by AAA Realty LLC Agent) _____

Any Requested Concessions: _____

Applicants Printed Name: _____

Applicant Signature _____ **Date:** _____

Agent Name _____