

SAMPLE-

The View &
Accept**Lease Application Agreement**~~Club Prado~~ Sanctuary at Doral
Date submitted: 7/25/2019**Resident Information**

Name: Annabelle Martinez
 Other Residents: Tomas Martinez
 Site Address: 950 Sw 57Th Ave

 Lease Start: 8/1/2019
 Lease End: 7/26/2020
 Advertising Source: Drive by
 Referred by: N/A

Lease Application - Annabelle Martinez

Date Of Birth: 09/01/****
 SSN/ITIN: ***-**-9450
 Est. Annual Income: \$85,000.00
 Other Annual Income: \$0.00
 Driver's License/State ID: *****3440 - FL
 Home Phone: 3054123846
 Work Phone:
 Work Phone Ext:
 Mobile: 3054383764
 Email: drmr911e@aol.com

Emergency Contact - Annabelle Martinez

Name: Maria Martinez
 Relationship: significant othe
 Address: 620 NW 124 Ave
 Miami, FL 33182

 Home Phone:
 Work Phone:
 Mobile: 3056008015
 Fax:
 Email:

Current Residence - Annabelle Martinez

Residence/Mortgage Company: The Manor
 Rent/Own/NA: Rent
 Address: 3450 NW 85th Ct Apt 112
 Doral, FL 33122-1963
 Rent Amount: \$2,250.00
 Manager/Contact:
 Move-In Date: 4/1/2017
 Phone:
 Reason for leaving: Closer to work Doral traffic
 Fax:
 Email:

Current Employer - Annabelle Martinez

Employer Name: Royal Caribbean
 Address: 1050 Caribbean Way
 Miami, FL 33132
 Job Title: Staff Accountant
 Job Type: Finance/insurance/real estate
 Est. Annual Income: \$85,000.00

Start Date: 3/1/2012
Supervisor Name:
Phone:
Fax:
Email:

Pet Information

I do not have pets.

Rental Criteria

Masmar Management Co.

Masmar Management Co.

RENTAL CRITERIA FOR CLUB PRADO APARTMENTS

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency in our communities. ~~Grand Peaks Property Management~~ does not discriminate against persons based on race, color, religion, national origin, familial status, or disability. Nothing contained in these requirements shall constitute representation by ~~Grand Peaks~~ that all residents and occupants currently residing in our community have met or currently meet these guidelines. Qualification standards include but are not limited to the following criteria:

APPLICATION/AGE: All applicants must be of legal age.* Every person 18 years of age or older who will be residing in the apartment must complete an application. Additional residents under the age of 18 years of age will be named on the lease and must meet the same criteria herein outlined. *With exception of proof of emancipation as defined by the state. The rental application fee of \$125.00 per applicant and is non-refundable. Because there are no exceptions, it is important that you review this document carefully before submitting an application, making certain that to the best of your knowledge you meet the rental qualifications stated. A completed application and application fee are required to reserve/hold an apartment off the market. After submitting your application and application fee, applicant will be notified if application is approved. After such notification, applicant will have 24 hours to pay the full execution apartment deposit to hold the desired apartment until move in. Failure to pay the execution deposit will result in the apartment being taken off hold.

IDENTIFICATION: All applicants (and co-signers when applicable) are required to show a driver's license, passport, and/or government-issued photo identification AND a valid United States Social Security Number or ITIN (Individual Taxpayer Identification Number).

INCOME: Applicants must have a combined verifiable source of income in an amount of two and a half (2.5) times the rental rate. If applicants have no income, a guarantor must be obtained or the applicant may be denied. If unemployed, must provide verifiable proof of income or extra deposit equal to one (1) times the amount of rent per month. **CREDIT HISTORY:** Credit history will be verified by OneSite, a third party verification service. The applicant will receive a credit score based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the credit score, the application will be accepted, accepted with the condition that an additional deposit be paid, or denied. **GUARANTORS.** If a guarantor is required, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount no less than five (5) times the rental rate.

A guarantor may be accepted for lack of rental history or lack of credit. The guarantor must pay an application processing fee, sign the Guarantor Addendum, reside in the United States, and may be subject to criminal screening.

BACKGROUND HISTORY: All applicants and proposed residents, together with any and all persons age 18 and over who will be occupying the apartment, are required to provide their social security numbers, date of birth, and states resided within the last two (2) years. A criminal background check will also be conducted. Individuals whose criminal history reveals any of the following criminally related activity shall not be leased an apartment and considered an Automatic Denial: A conviction of, or current charge of felony (no time limit), or misdemeanor (within the past five (5) years) involving assault, intimidation, drug charges, or weapon charges; The inability to obtain a complete criminal background check; Conviction of, or currently charged with any violent act against another person; Insufficient application or inability to verify information provided; Any terrorism-related convictions; Any of the above related charges, from the final date of disposition, resulting in "Adjudication Withheld" and/or "Deferred Adjudication"; or If found at any time to be on the Registered Sex Offender list; or Any falsification of information entered on the application forms. Individuals whose criminal history reveals any misdemeanor or unclassified theft charges or convictions from the final date of disposition, resulting in "Adjudication Withheld" and/or "Deferred Adjudication" or negative check writing history within the past five (5) years, shall not be leased an apartment and considered an Automatic Denial. If found to have any of the above conditions at any time either prior or during the term or the Rental Agreement, then, Landlord shall have the right, at its sole discretion, to deny the application and/or terminate the Rental Agreement.

RENTAL HISTORY: Applicant must have a good rental history at current or previous residence. If applicant has no rental history, eviction, moneys owed to previous residency, late payment history, home foreclosures, and/or non-renewal based on failure to comply with rules and regulations of the lease, the applicant may be subject to automatic denial or an additional deposit (see Accepted with Conditions above).

OCCUPANCY: The maximum number of occupants permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom. The only exception to occupancy limitations is anyone protected as familial status under Federal Fair Housing Guidelines. In this case, we will allow two (2) persons per bedroom plus one (1) additional person in the apartment. **DEPOSITS/FEES:**

1. 1 Bedroom: \$500.00 deposit and a \$300.00 non-refundable fee for a total of \$800.00.
2. 2 Bedroom: \$500.00 deposit and a \$300.00 non-refundable fee for a total of \$800.00.
3. 3 Bedroom: \$500.00 deposit and a \$300.00 non-refundable fee for a total of \$800.00.

PET DEPOSITS: Adult pets over one (1) year of age are accepted on the following criteria. A dog or cat is considered a pet. Animals such as ferrets, snakes and other reptiles, rabbits and some birds are not allowed on the community's premises.

1. A veterinarian certificate must be provided verifying the pet's age, weight and current vaccinations.

2. A maximum of two pets per apartment are allowed with a non-refundable fee for each pet.
3. One Pet: \$500.00 non-refundable fee or Two Pets: \$1,000.00 non-refundable fee is due prior to move-in.
4. A photograph must be provided for each pet. Pets must be interviewed by the management for temperament.
5. Assistive animals are not considered pets and are not subject to the above criteria.
6. A dog under the age of 12 months will be accepted with a \$750.00 pet fee due prior to move-in.
7. A monthly pet fee/rent of \$25.00 for 1 pet and \$50.00 for 2 pets will be charged for the term of the lease while the pet(s) occupy the apartment.
8. Pet waste removal charge of \$50.00 per occurrence if found not disposing of pet waste properly.
9. The following dog breeds are not allowed: Akitas, Alaskan Malamutes, American Bull Terrier aka Pit Bull, Chow, Doberman Pinscher, German Shepherd, Great Dane, Presa Canario, Rottweiler, Staffshire Terrier, Siberian Huskies, Wolf hybrid and mixed breeds that include one of the above restricted breeds.

RENTAL RATES AND LEASE TERMS. Original rental rate quotes will be honored for one (1) business day. A business day is defined as a day the rental office is open for business. The rental rate quote is associated with the apartment's availability at the time of your quote, move in date, and lease term requested. Any revisions or changes to the time of the quote, your move-in date, or lease term will require a revised quote which may result in a different monthly rental rate. **SMOKE-FREE:** All buildings, common areas and apartments are non-smoking. Smoking and any other smoke generating products, such as incense, are strictly forbidden on the premises. Management reserves the right to change the smoke-free policy at any time without notice.

LIABILITY/RENTERS INSURANCE: Residents are required to have a liability insurance policy of \$100,000 or more for the duration of your residency. Club Prado Apartments must be listed as an Interested Party. Proof of liability insurance policy (Declaration page) is due at move in before keys will be released.

PARKING: Each adult lease holder is allowed to park one car on the property. Garages are for automobiles only. No storage is allowed.

PAYMENTS: All payments for rent, deposits, and fees due at the time of move-in must be paid by cashier's check or certified funds. If the payment is made using a credit card and the application is denied, the refund will be reversed back to the credit card, less the application fee, on which the transaction was made. In keeping with our policy of confidentiality and privacy, we do not discuss individual reasons for denial with you. If your application is denied, you will receive an Adverse Action Letter from our office via the U.S. Postal Service. The letter will be either hand delivered to you or mailed to the address listed on the application. You have the right

to disclosure of the nature of the information on the reports if you make a written request to the consumer reporting agencies within 60 days of receiving the Adverse Action Letter.

SIGN AND RETURN WITH COMPLETED APPLICATION. I/We understand and acknowledge all of the terms and conditions of the resident selection criteria and criminal background check: Applicant Signature: Date:

Consent Form

Applicants have 72 hours to complete an application and supply all information needed to process the application. The earnest money paid to owner is hold apartment available from date of application to date of lease initiation. In no event shall this period exceed 30 days. In the event all information is not submitted within the 24 hours or if the application is not approved, applicant/s withdraws application within 72 hours of the date of application, or apartment for any reason is not available for occupancy, the earnest money will be refunded. After the initial 72 hour period, should applicant/s fail to supply a complete application, cancel application, refuse to sign lease or occupy premises on the agreed date, all earnest money is forfeited. Upon occupying premises, the earnest money may be applied to any monies owed at that time, such as apartment deposit, rent due, miscellaneous fees, etc.

Grand Peaks does business in accordance with the EQUAL CREDIT OPPORTUNITY ACT, which prohibits discrimination against credit applicants on the basis of gender or marital status. Grand Peaks follows Fair Housing Laws and does not discriminate based on gender, race, color, religion, national origin, familial status or disability.

I have read, understand and acknowledge all of the terms and conditions of the resident selection criteria and criminal background check and agree that the Application Fee is non-refundable even though I may not be accepted as a resident should my application be denied for any reason.

Pet Policy

We are a pet friendly community which allows a maximum two pets per apartment home. We are now accepting Large Dogs! Breed restrictions do apply. There is a \$500.00, non-refundable pet fee, per pet. Pet rent is \$25.00 per pet, per month. All pet fees are due at move-in.

Refund Policy

Applicants have 72 hours to complete an application and supply all information needed to process the application. The earnest money paid to owner is hold apartment available from date of application to date of lease initiation. In no event shall this period exceed 30 days. In the event all information is not submitted within the 24 hours or if the application is not approved, applicant/s withdraws application within 72hours of the date of application, or apartment for any reason is not available for occupancy, the earnest money will be refunded. After the initial 72 hour period, should applicant/s fail to supply a complete application, cancel application, refuse to sign lease or occupy premises on the agreed date, all earnest money is forfeited. Upon occupying premises, the earnest money may be applied to any monies owed at that time, such as apartment deposit, rent due, miscellaneous fees, etc.