



Property Management Division
3216 Corrine Drive, Orlando, FL 32803
(407) 894-0671 • Fax (407) 895-0411

APPLICATION TO RENT

(All co-residents must submit a separate application except married couples.)

App. Fee: Adults - \$40.00 – Couples - \$80.00
Lease Prep.Fee- \$40.00; Pet Fee - \$250.00 per Pet (non-refundable)
We accept Money Orders or Bank Cks. Only with application

Property Address Applied For:

APPLICANT FULL LEGAL NAME		Social Sec. No.	Date of Birth	Phone No.
Name of Spouse		Social Sec. No.	Date of Birth	Others to Occupy Premises
Present Address		City	State	Zip How long?
Present Landlord/Apartment Community/ Mortgage Co.		Monthly Rent/Mortgage	Phone	
Previous Address		City	State	Zip How long?
Previous Landlord/Apartment Community/Mortgage Co.		Previous Monthly Rent	Phone:	
Make/Year of Car (1)	License No.	State	Applicant's Driver's License No.	State
Make/Year of Car (2)	License No.	State	Applicant's Driver's License No.	State
Other Vehicles/Vans/trucks/Boats		Pet Type(s)	Weight(s)	
EMPLOYMENT REFERENCES		Address:	Phone:	
Employer (applicant)				
Position/Type of Work:		How Long?	Monthly Income:	
Employer (spouse)		Address:	Phone:	
Position/Type of work:		How Long?	Monthly Income:	
OTHER INCOME/ALIMONY/CHILD SUPPORT			Amount Paid or received:	
In emergency, notify:		Relationship:	Address:	Phone:

Why are you leaving present residence? _____
 Have you ever been evicted? _____ Have you ever broken a lease agreement? _____ If so, why? _____
 Have you ever been sued for non-payment of rent or damages to rental property? _____ Have you ever been convicted of a felony? _____

HOW WERE YOU REFERRED TO US? Rentclix.com _____ Homes.com _____ Realtor.com _____ WQhometeam.com _____ Other _____

WARNER-QUINLAN, INC., as a Registered Real Estate Broker, is acting as the Owner's agent and representative. Pursuant to Florida Administrative code Rule 213.003 (2) you are advised that **WARNER-QUINLAN, INC.**, as owner's agent, is being paid a commission by the owner for renting these premises. Should you desire you are entitled to your own representation.

AUTHORIZATION TO VERIFY INFORMATION: Applicant(s) represent that the above statements are true and complete and hereby authorize property manager 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 property manager to contact any persons or companies listed on the application. Applicant(s) acknowledge that false information herein may constitute grounds for rejection of this application, termination of the right of occupancy and/or forfeiture of deposits and may constitute a criminal offense under state law.

GOOD FAITH DEPOSIT: I hereby deposit the sum of \$ _____ with management as a good faith and/or holding deposit in connection with this rental application and if my application is approved, and if I fail to enter into a Rental Agreement or fail to take possession under the terms of my Rental Agreement if one has been signed, I understand and agree that the entire Good Faith Deposit shall be forfeited by me. In addition, if I have already entered into a Rental Agreement, I will be held liable for all rents and damages as set forth in the Rental Agreement. If my application is not approved, I will receive a refund of my Good Faith Deposit in full within 15 days. If my application is approved, a rental agreement is signed, and I take possession of the property, the Good Faith Deposit shall be applied towards my Security/Damages Deposit. Keys will be furnished only after the Lease Agreement and other rental documents have been properly executed by all parties, and all applicable rent/security/pet/last month rent deposit payments have been made.

APPLICATION FEE: I hereby agree to pay a non-refundable application fee of \$40.00 per adult person. It is also understood that this application is preliminary only and does not obligate Owner or Owner's Agent to execute a Lease or deliver possession of the premises.

DATE: _____

Anticipated Move-In: _____

Lease Term: _____

X

Applicant

X

Applicant/Spouse

Approved By: _____

Property Manager

Separate checks required for application fee(s) and holding deposit.

WARNER-QUINLAN, INC. RESIDENT SELECTION CRITERIA

1. All adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity in the following forms: drivers license and social security card along with *either* a pay stub or a bank statement that includes name, address and phone number. A nonrefundable application fee will be required for all adult applicants.
2. Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co-signer. A minimum of two years residential history is required.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
4. Self employed applicants may be required to must produce, upon request, 2 years of tax returns or 1099s.
5. Non-employed individuals must provide proof of income.
6. All sources of other income must be verifiable if needed to qualify for a rental unit.
7. Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", 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) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, and an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
10. A minimum non-refundable property preparation fee may be charged to the Resident(s) at time of leasing the property. It will be used at the end of your lease term to cover any needed cleaning, carpet cleaning and re-keying. Resident(s) shall still be liable for amounts for damages, cleaning, etc., that exceed this non-refundable property preparation fee or minimum fees.
11. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
12. The number of occupants must be in compliance with HUD standards and guidelines for the applied for unit.
13. We may require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the required security deposit.
14. Any exceptions to our company's criteria 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.
15. 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.
16. Our leases are currently prepared by an Attorney at Law to comply with Florida laws. If you are the successful leasing candidate, there is a lease closing cost of \$40.00 to cover the cost in preparing your lease. Lease renewals (after one year) have a \$25.00 closing cost.