
RENTAL APPLICATION

Each applicant must submit a fully completed application and a \$50.00 application fee for consideration. The application fee is a non-refundable fee used to defer the cost of application processing.

QUALIFICATIONS

Kent Strauss Management approves applications based on a point system. Applicants must score 13 points or higher to be approved. The following 4 categories are how we assess the number of points each applicant receives. Applicants can earn up to 5 or 6 points in each category.

1. Credit checks. We do not go by a certain credit score; rather we compare the amount of positive accounts to the amount of negative accounts and require the applicants to have a greater number of positive accounts. Student loans and medical bills are not counted. The greater the positive to negative ratio is, the more points you earn.
2. Positive rental history. Applicants must have positive rental history that includes on time payments, previous units left in good condition, no bounced checks and no evictions. The longer you've rented and the fewer late or NSF payments you've had will increase your points.
3. Household income of three times the monthly rent. We take the gross amount of any pay stub and also count loans, grants, scholarships, social security, child support, disability and alimony as income. If you make tips, commissions or bonuses at your job, provide a letter from owner/manager or last year's 1099 and those funds will be added to your monthly income as well. You need to at least make 3 times the monthly rent but the more income applicants make above 3 times the monthly rent, the more points you will earn.
4. Job stability. The longer you have worked in your current job or in your current field, the more points you will earn.

*** Applicant qualification includes verification of previous rental history, satisfactory credit history, and an income requirement of three times the monthly rental amount. In lieu of income verification, some owners will accept a co-signer or additional deposit.**

*** A security deposit equal to one month's rent will be due as valuable consideration in removing a rental home from the market. Deposit money orders are immediately deposited into our escrow account. If an application is denied a refund check will be cut back to the applicant for the amount of the deposit once the money order has cleared the account; this usually takes 2-3 business days. Deposits are fully refundable if an application is denied and if an application is approved, it is fully refundable per fulfillment of the provisions in the lease and accompanying paperwork.**

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*** We can only hold a vacant property for two weeks with a security deposit and approved application unless the owner agrees to extend that time period.**

*** All lease paperwork must be complete and the first month's rent paid in full, prior to moving in. If the first day of the lease is not the first day of the month the rent will be prorated on a daily basis. If the lease starting date is after the 15th of the month, a full month's rent is due upon move-in. The prorated rental amount will be paid the following month. We will not be able to process your application without all required information.**

*** A premium may be assessed on all leases less than twelve months.**

*** NO PETS ARE ALLOWED WITHOUT WRITTEN PERMISSION. Unless otherwise stated in the lease, when a rental home allows a pet, a non-refundable pet fee of \$200.00 will be due at move in. Pending owner approval, each additional pet may require an additional pet fee. Aggressive breeds and puppies are not permitted.**

*** NO CASH ACCEPTED.**

******APPLICATION FEE, SECURITY DEPOSIT, AND FIRST MONTH'S RENT MUST BE PAID IN THE FORM OF A MONEY ORDER OR CASHIER'S CHECK ONLY****

KENT STRAUSS MANAGEMENT & REALTY, INC. 603 GLENVIEW DRIVE TALLAHASSEE, FL 32303
PHONE (850) 877-2284\ FAX (850) 656-8376

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Applicant's Name _____ Age _____ Sex _____

Present street address _____ how long? _____

City _____ State _____ Zip Code _____ Rent Amount\$ _____

Landlord name & address _____ Phone _____

Previous street address _____ How long? _____

City _____ State _____ Zip Code _____

Landlord name & address _____ Phone _____

Marital status (check one) ___ Single ___ Married ___ Separated ___ Divorced ___ Widowed

Social Security # _____ Driver's license # _____

Date of birth _____ Present telephone # _____

Employer Name & Address _____ Employer phone # _____

Monthly income _____ Length of current employment _____ Line of work _____

Spouses' maiden name _____ Age _____ Sex _____

Spouses' Social Security # _____ Spouses' Driver's license # _____

Spouses' employer name & address _____ Employer phone # _____

Monthly income _____ Length of current employment _____ Line of work _____

List name, age, and relationship of all persons who will be occupying the premises (including children, relatives, co-residents) :

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Breed, age, weight of any pets owned: _____

Reason for leaving current residence _____

Have you ever been evicted? _____ When? _____

Have you or your spouse ever broken a rental agreement or lease contract? _____ Explain _____

Have you or your spouse ever been convicted of a felony or a sexual related crime? _____ If Yes Please list Charge, County and year of offense _____

How were you referred to us: ___ Just stopped-by ___ Newspaper Ad ___ Radio ___ Friend ___ Website

If friend, please list name _____

In case of emergency, notify: (name, address, phone #, relationship) _____

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CORRECT INFORMATION

Applicant represents that all of the above statements are true and complete, and hereby authorizes verification of above information, references, and credit records. Applicant acknowledges that false information herein may constitute a criminal offense under the laws of this state. Applicant agrees to the terms of the "Security Deposit Agreement" below.

SECURITY DEPOSIT AGREEMENT

Applicant has placed a Security Deposit (in the amount stated below) in consideration for owner taking the dwelling off the market while considering approval of this application. If applicant is approved by owner and the contemplated lease is entered into, the Security Deposit shall be deposited into the escrow account. If applicant is approved but fails to enter into the contemplated lease within (3) business days after notice of such approval, the Security Deposit shall be forfeited to owner. The Security Deposit will be returned only if applicant is not approved. Keys will be furnished only after contemplated lease and other rental documents have been thoroughly executed by all parties and only after applicable rent has been paid. This application is preliminary only and does not oblige owner or owner's agent to execute a lease or deliver possession of the proposed premises.

CONTEMPLATED LEASE INFORMATION

Total security deposit for unit _____ Total monthly rent for unit _____

Property street address _____

Date of occupancy _____ Term of lease _____ Unit type _____ # of occupant's _____

Utilities furnished by owner as follows: _____

Separate pet deposit (if applicable) _____

Applicant's signature _____ Date _____

Applicant's signature _____ Date _____

Owner's representative's signature _____ Date _____

List all vehicles to be parked on the premises by the above named persons (including motorcycles, trailers, boats, etc.) :

Vehicle #1 year, make, & model _____ License # _____

Vehicle #2 year, make, & model _____ License # _____

Vehicle #3 year, make, & model _____ License # _____

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PET ADDENDUM/PET APPLICATION

Must Be Signed By Each Applicant, Even If There Are No Pets At Move In

1. ONLY PET(S) SPECIFICALLY ON THIS AGREEMENT ARE ALLOWED AND SUCH PETS MUST BE PRE APPROVED PRIOR TO BRINGING PET ON THE PREMISES.

2. Additional monthly fee of \$_____ is added to the monthly rent as additional rent.

3. A non-refundable fee of \$_____ is paid by Tenant(s).

4. Additional security deposit of \$_____ is paid by Tenant(s). This sum may be used by Landlord to pay for any pet damage or for any other amounts due and owing under the terms of the lease agreement whether pet related or not upon Tenants(s) vacating the premises.

5. Pet(s) must be kept on a leash at all times while it is outside of the premises. **PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME.** Tenant(s) agree to fully indemnify the Landlord, owner or agent for any damages arising out of injury to another person or to another pet by the pet(s). Pet(s) must not be tied or kept outside door, in the hallways or on the balcony or lanais, if applicable.

6. In the event any pet(s) have offspring, Tenant(s) will be in immediate breach of this agreement.

7. Tenant(s) may be assigned a designated area to walk pet and Tenant(s) must walk pet in that area only. Tenant(s) are responsible for immediately cleaning up after pet(s) and must do so.

8. Tenants(s) will be responsible for FULL replacement and or repair cost of carpet, walls, blinds, flooring or any other items damaged in any way by pet(s). Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of pet(s).

Tenant(s) agree that approval or denial of all pet(s) is at the sole discretion of owner or agent. Landlord, owner or agent reserves the right to withdraw consent at any time of giving the Tenant(s) 7 days written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other tenant(s) or employees of owner or agent. In the event the pet(s) are not removed after notice. Tenants(s) will be subject to eviction. Tenant(s) agree that keeping a pet on the premises is a revocable privilege and not a right.

**** YOU WILL NEED TO PROVIDE THE OFFICE WITH A PHOTO OF PET(S) ****

DESCRIPTION OF PET(S)

TYPE_____ BREED_____ COLOR_____ NAME_____

TYPE_____ BREED_____ COLOR_____ NAME_____

_____TENANT DATE ____/____/____

_____TENANT

LANDLORD/AGENT _____
(LANDLORD’S SIGNATURE CONSTITUTES CONSENT FOR PET(S))