



RENTAL APPLICATION AND DEPOSIT RECEIPT

Fax this application to 1-888-279-4789 or 727-785-0611

Rental Division Office 727-785-5691

Total Number of Applicants: _____. Each Applicant must complete a separate application and submit a separate application fee. A COPY OF A CURRENT PHOTO I.D. FOR EACH APPLICANT IS REQUIRED TO ACCOMPANY EACH APPLICATION Anticipated Move-in Date: _____

Rental Address _____ Application Fee \$ _____ +

Reservation/Holding Dep. \$ _____ + Pet appl. fee \$ _____ = \$ amount received with application. Funds due before Move-in: 1st

MO. Rent \$ _____,

Last MO Rent \$ _____, Security DEP \$ _____, Non-refundable Pet fee \$ _____, Add'l Pet DEP \$ _____

Non-refundable Homeowner's Association Approval Fee required: \$ _____. (Made Payable to Condo Assoc. or HOA) ALL FUNDS MUST BE CERTIFIED. Acceptance of this application and the Reservation/Holding Deposit does not constitute consideration for the lease and the offer to lease is not binding until approved by landlord. If your application is approved, and you fail to enter into a Rental Agreement or fail to take possession under the terms of your Rental Agreement, if one has been signed, you understand and agree that the entire Reservation/Holding Deposit shall be forfeited as liquidated damages. In addition, if you have already entered into a Rental Agreement, you will be held liable for all rents and damages as set forth in the Rental Agreement. If your application is not approved, you will receive a refund of your Reservation/Holding Deposit in full within 15 days. All application fees are totally non-refundable. When a rental agreement is signed, the Reservation/Holding Deposit shall be applied toward any advance payments due under the lease. Coldwell Banker is the Agent of the Landlord and is compensated for its services by the landlord.

1. Applicant First Name: _____ Initial _____ Last _____

Phone # _____ Social Security Number: _____

D.O.B: _____

2. Present Address _____ (City) _____ (ST) _____ (Zip) _____

From: _____ TO _____ Mortgage amount \$ _____ or Rent Amount \$ _____
* LANDLORD VERIFICATION: Please Complete Attached Verification of Tenancy if you are a renter not an owner.

Previous Address _____ (City) _____ (ST) _____ (Zip) _____

From: _____ TO _____ Mortgage Amount \$ _____ or Rent Amount \$ _____
* LANDLORD VERIFICATION: Please Complete Attached Verification of Tenancy if you are a renter not an owner.

3. EMPLOYMENT VERIFICATION: Must Complete Attached Employment Verification Form.

4. Number of Occupants: _____ Names & relationship of other occupants: _____

5. Driver's LIC.# _____ STATE: _____ No more than 2 vehicles per household without landlord's written agreement

Vehicle Make _____ TAG # _____ YEAR _____
Vehicle Make _____ TAG # _____ YEAR _____

6. Do you have a commercial vehicle, boat, trailer, RV or motorcycle? ? Yes ? No. If yes, they may prohibited on the premises.

7. Has eviction ever been filed against you? _____ Have you been convicted of a felony of any kind or A misdemeanor pertaining to offenses regarding illegal drugs or crimes against persons or property within the past seven (7) years? ? Yes or ? No. If yes, in what county and state _____. Have you ever willfully withheld rent? _____. If yes, attach a written explanation of why? If "Yes" is answered to any of the above questions, this application may be declined.

8. Will You have Pets? _____ Number _____ Type & Weight _____

9. Will you have a water -bed during residency? ? Yes ? No (PROOF OF FLOTATION BED INSURANCE REQUIRED)

10. Emergency contact

Name: _____ Relationship: _____

Phone Number: _____

Address: _____ 11. How did you hear about Coldwell Banker Rental Service? _____

By signing below, the applicant(s) agrees to hold harmless BROKER, the tenant verification service and all providers of information on the prospective tenant(s) listed above. I do hereby authorize with my signature, the release of all public records, credit report, rental information, and employment verification, whether by fax, photo-copy or original signature. All adult applicants must complete and sign a separate application with attachments and agree to a full disclosure of the findings to the landlord, _____ and agree to future credit verifications during or after the lease period if necessary for collection proceedings. A copy of the credit report will not be given to the applicant. This application is the property of Coldwell Banker. I affirm that all the information on this application and attached employment and landlord verification forms is true, accurate, complete and correct and agree that if this is not so, my application may be denied and/or my lease will be held in default and I may be subject to eviction. **I also affirm that I have read and understand the rental criteria on the reverse side of this application.**

Applicant's Signature: _____ Date: _____

To Verification Processor: Please return the results of this application to the Coldwell Banker associate listed below.

CB Associate Name: _____ FAX _____

CB Office Location _____ Office Phone # _____

Revised January 21, 2002 #205

COLDWELL BANKER HOME RENTAL DIVISION

Rental Application Criteria and Disclosures

1. All Adult applicants over the age of 18 excluding dependent children must submit a fully completed, dated and signed residency application and fee. Each Applicant must provide a photo ID. A Non-refundable Application fee is due for each individual or guarantor, who is to be a party to the lease. A non-refundable Pet application fee may apply if pets are permitted. Any applicant who does not have a 2 year residence history in Florida will be asked for an additional fee which varies from state to state for civil and criminal record search. In the event applicant is renting a unit governed by a condominium or homeowner's association, the applicant may be required to submit a separate application, pay a separate application fee and pay an additional security deposit. Application fees and Reservation/Holding deposits and all money due before move-in must be paid by cashier's check, certified check or money order. Occupancy will not be given until the funds clear payee's bank. Only checks drawn on a U.S bank will be accepted. Application turn around time is usually one full business day. Employment, Landlord or out of state verifications may take up to an additional 3 business days.
2. Applicants must have a combined gross income of at least (3) three times the monthly rent. A minimum of three (3) years residential history is required. Credit history and Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past five (5) years. All Bankruptcies must be fully discharged. We will not provide you with the credit report or tell you of its contents. See Disclosure 1 below.
3. Self employed applicants may be required to produce upon request two (2) years of tax returns or 1099s. Non-employed individuals must provide proof of income. All sources of other income must be verifiable if needed to qualify for a rental unit.
4. Criminal records must contain no convictions for felonies ever or adjudication withheld within the past seven (7) years or misdemeanors pertaining to offenses regarding illegal drugs or crimes against persons or property within the past seven years. If an arrest record exists, it is up to the applicant to provide written verification from proper authorities as to final disposition of innocence or case dropped.
5. 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 NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
6. No pets (with the exception of service animals) 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 or additional pet rent may be requirements. Fees and deposits are waived for medically necessary animals. The following breeds of dog will not be accepted due to insurance liability: Rottweillers, Dobermans, Pit Bulls (A.K.A. Staffordshire Terriers), Bull Terriers, Wolf hybrids, German Shepherds, Chows.
7. We reserve the right to determine the amount the Tenant(s) will be required to pay as security deposit and additional prepaid rent depending on the results of this report. **NOTE:** Any request for exceptions to these criteria must be submitted in writing to the rental associate for presentation to the landlord for consideration. If approval is then given for such exceptions, we reserve the right to require additional security, a guarantor or co-signer, or additional advance rent payments or any combination of the above to minimize Landlord's risk.
8. Current occupancy standards are a maximum of 2 persons per bedroom and may change per HUD guidelines.

9. It is the landlord's right under the lease to report all non-compliance with terms of your lease agreement or failure to pay rent or any other charges to the credit bureau. As the Landlord's agent, Coldwell Banker may submit non-compliance information to the credit bureau at owner's request.
10. Payment of a Reservation/ Holding Deposit does not in any way guarantee that the applicant will be approved for the unit for which application was made. The unit will remain on the market for rent until applicant and landlord have bilaterally executed a lease. If the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. Once this application is approved, this deposit shall be applied to moneys due under the lease terms.
11. The following advance payments are commonly due before move-in: First month rent, last month rent and security deposit and any prorated rent for a partial month as required by the lease document. Additionally, if you have pets, you can expect one or all of the requirements listed in paragraph 6. A non-refundable tenant-processing fee will be retained from the security deposit.

DISCLOSURE 1: Pursuant to Federal Fair Credit Reporting Act, 15,U.S.C. Section 1681, et seq., as amended by the Consumer Credit Reporting Reform Act of 1996 if the Owner denies you residency or asks for additional security deposit, advance rent or a co-signer based on the information obtained from this application you may request a copy of your credit report from the credit reporting agency within 60 days of your denied application for residency. You may contact the service we use for additional information at ASAP 407-702-0974. The credit reporting service only provided information to us; it did not participate in the decision to accept or deny your application.

DISCLOSURE 2: Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals living in their communities. Tenants who deem this information material should contact FDLE toll free at 1-888-357-7332, via e-mail at sexpred@fdle.state.fl.us, or via the Internet at www.fdle.state.fl.us/sexualpredators.

DISCLOSURE: 3: *SCHOOL DISTRICTS* At some point in the lease application process, you may be provided with information regarding the school boundaries for a particular property. Due to school overcrowding in certain areas, school boundaries are subject to change. As a result, the information available to the Owner and the Realtor may not be accurate or current, even though it appears to be from a reliable source. If this information is important to you, contact the local school board directly to verify the correct school boundaries for the particular property you are intending to rent prior to signing a lease.



Verification of Employment

CB Office Location _____

CB Associate's Name _____

To Applicant: Please complete Top Portion of this form.

Applicant's Name: _____ Social Security # _____

Applicant's Gross Monthly Income \$ _____ Other Income \$ _____

Employer Name: _____

Employer Address: _____

Phone Number: _____ Fax Number: _____

Applicant's Signature: _____ Date: _____

By signing above, the applicant agrees to hold harmless BROKER, the tenant verification service and all providers of information on the prospective tenant listed above. I do hereby authorize with my signature, the release of employment verification of compensation amount, position and length of employment by fax, photocopy or original.

To Employer: Please complete the information below. Time is of the essence with regard to this application for rental residency. Please verify the following and return by fax no later than close of next business day:

Applicant's Position: _____	Employed From: _____ To _____
Verify Gross Monthly Income: \$ _____	Verify additional income (commissions, etc.) \$ _____

Employer's Verifying Agent's Signature: _____

Verifying Agent's Title: _____

Date Verified: _____

Return via fax to Coldwell Banker Verification Dept. at 1-888-279-4789

Coldwell Banker Rental Division

1050 East Lake Woodlands Parkway

Oldsmar, FL 34677

Phone: 800-755-2554 or 727-785-5691

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Landlord's Verification of Tenancy

CB Office location

RESIDENTIAL REAL ESTATE, INC.

Independently Owned and Operated by NRT Incorporated

CB Associate's Name

To Applicant: We require 3 years of Residential History. Please complete Top Section

Applicant's Name: _____

Present Address: _____

Landlord or Complex Name: _____

Landlord Phone Number _____ FAX # _____

If less than 3 years at above address:

Previous Address: _____

Landlord or Complex Name: _____

Landlord Phone Number _____ FAX # _____

Applicant's Signature: _____ Date _____

By signing above, the applicant agrees to hold harmless BROKER, the tenant verification service and all providers of information on the prospective tenant listed above. I do hereby authorize with my signature, the release of all rental information from current and previous landlords, whether by fax, photocopy or original.

To Landlord/ Complex: Please complete the information below. Time is of the essence with regard to this application for rental residency. Please answer the following questions and return by fax no later than close of next business day:

1	Resident From _____ To _____ Monthly Rent Amount \$ _____	2	Rent Paid on Time ? YES ? NO If late, number of times late _____.
3	NSF Check(s) ? YES ? NO	4	Disturbing the Peace Complaints ? YES ? NO
5	Vacating before lease expiration: ? Notice ? No Notice	6	Property Condition upon vacating: ? GOOD ? FAIR ? POOR Was Security Deposit returned in full? ? YES ? NO
7	Eviction Complaint filed ? YES ? NO	8	Eviction Complete ? YES ? NO
9	Would your rent to this tenant again? ? YES ? NO	10	Did this Tenant have Pets? ? YES ? NO What Type _____ Number of pets _____

Landlord or Complex Representative Signature

Date: _____

Title _____

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