

Barrons Property Managers. - Rental Process and Application Disclosure

"We follow all rules with Equal Housing!"

Application Processing and Time Frame:

***Applicants must provide proof of identity**

• Processing an application normally takes between 2-3 days. In some cases approval of homeowner associations, Condo Associations, homeowners, 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, unless approved.

Cost:

• If you decide to apply to rent one of our properties, there is a **\$50.00** per adult application fee that is "Nonrefundable". This must accompany the completed application form provided to you by our company. Incomplete applications or applications submitted without the proper application fees will not be considered and application fees will not be refunded for incomplete applications.

• Our leases comply with Florida laws.

The Application:

• Upon receipt of your rental application, application fee, you can expect and hereby authorize that we will: (1) review your credit; (2) check the public records for any past evictions, (3) verify your employment; (4) verifies your previous landlord references; and (5) do a criminal background check. We would encourage you not to apply if you have bad credit; bad references have ever been evicted in the past few years. Cosigners or Co-Guarantors may be considered on an individual basis.

• Once you have been notified of your approval, you must place (at a minimum) a holding deposit (by cashier's check or money order), within 72 hours of your approval notification. Once approved and payment of the holding deposit is paid, your holding deposit is nonrefundable. In the event that you fail to enter into the lease agreement or refuse to take possession of the property on or before the beginning rental date you applied for, you shall forfeit these funds as liquidated damages. Due to the high demand for rental homes, we will not hold the property you applied for off the rental market for more than 48 hours unless you provide the required holding deposit. If you do not comply with this requirement, we may rent the home you applied for to someone else, and your application fee is nonrefundable.

• 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 a written agreement for maintenance or repair items. Any such maintenance or repair request (if any) must be written and included with your application under "Other Items Requested", in the contract to lease portion of your application. If your maintenance and repair request are acceptable to Barrons Property Managers, then the agreement will be written in the lease or lease addendum. Verbal representations are non-binding.

• All initial funds, the holding deposit – first month's rent and security deposit – must be paid by cashier's check or money order payable to "Barrons Property Managers.". Subsequent months thereafter may be paid by check.

Resident Selection Criteria:

• Applicants must have a combined gross income of at least three (3) times the monthly rent. Incomes must be verified in writing, applicant may provide recent pay stubs. A minimum of two years residential history is required. Rental history must be rated satisfactory or better, with no record of evictions. We reserve the right to require a cosigner and/or a higher security deposit. Cosigners are accepted at the managers discretion only, must meet all requirements, and must reside in the State of Florida.

• Self employed applicants may be required to produce upon request two (2) years of signed tax returns or IRS 1099 forms. Non-employed applicants must provide proof of income.

• Credit history and/or Civil Court Records must not contain slow pays, judgments, eviction filings, collections, liens or bankruptcy within the past few years. All information collected for the approval or denial of this application is considered confidential in nature and for company use only.

• If you have been convicted of a felony within the past seven (7) years, this is cause for rejection.

Applicant must not have a felony record that was adjudicated guilty or had adjudication withheld for the

past seven (7) years, or any conviction of any length of time for any drug related, sexual related, murder related or arson related crime.

- Valid current photo ID documentation (driver's license, military ID, or state ID) is required.
- Previous rental history reports from previous landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, non-sufficient fund (NSF) checks, and no damage to rental property or failure to leave the property clean and without damage when you left the property.
- Current occupancy standards are a maximum of 2 persons per bedroom, except for infants under 4 years of age. However, some city and county municipalities and/or homeowners associations prohibit more than two (2) unrelated adults to reside in a single family dwelling unit. Consequently, Barrons Property Managers. also prohibits the rental of a single family dwelling to more than two (2) unrelated adults.
- No pets (with the exception of medically necessary pets) of any kind are permitted without the specific written permission of Barrons Property Managers, in the lease document (a pet addendum to lease), and an additional nonrefundable pet application fee of \$250.00 per pet.
- The following pets will not be accepted under any circumstances: GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, and OR ROTWEILLERS.
- Security deposits are security for faithful performance by tenants of all terms, covenants, and conditions of the lease agreement and tenants may not dictate that the security deposit be used for any rent due. Unless claimed due to a breach of lease or damages, the security deposit is refundable when the tenants move out of the property at the expiration of the lease term.
- Any exceptions to these criteria will need to be submitted in writing to Barrons Property Managers. for consideration. If approval is then given for such exceptions, an additional security deposit, cosigners and/or additional "higher" rent may be required.

Other Issues:

*All utility and garbage accounts, where applicable, must be transferred into the residents name as of the date of possession

• Rents quoted are the rental amounts due if paid on time (on or before the 1st of each month by 5:00 PM), otherwise, the rent is at least \$50.00 more that month and possibly higher if rents are severely delinquent.

• Keys will be released on the first (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 Barrons Property Managers, prior approval.

• Maintenance and Repair – When you rent a home from our company, we strive to ensure that all items are in good working order. Please report any maintenance or repair request during your first 7 days of possession.

• This "Rental Process and Application Disclosure" is hereby made an integral part of my/our rental application. I/we do hereby acknowledge that I/we understand and agree to the terms of application and rental process as described herein. I/we further acknowledge that I/we have seen and previewed the rental property (both inside and outside) for which we are applying.

Applicants' Initials: (____) (____) (____)

Date:

*Our company policy is to report Delinquencies.

Office: (850)934-2588 Fax: (850)934-2587
913 Gulf Breeze Parkway, Suite 12, Gulf Breeze, FL 32561

Application Date: _____

Nonrefundable Application Fee is:
\$50.00 per Adult Applicant

Rental Address: _____

Monthly Rent: \$ _____

Date Lease is to Begin: _____

Security Deposit: \$ _____

****Copies of driver's license required -Info will be verified:**

Applicant (Full Name): _____ SSN: _____

Present Address: _____

Driver's License #: _____ Date of Birth: _____

Phone: (____) _____ Email Address: _____

Spouse's Name: _____

SSN#: _____

Driver's License #: _____ Date of Birth _____

Applicant's Employer: _____ Supervisor: _____

Address: _____ Work Phone: (____) _____

Start Date: _____ Position: _____ Monthly Gross Income: \$ _____

Previous Employer's Name & Address: _____

How Long: _____ Gross Monthly Income: \$ _____ Phone: (____) _____

Spouse's Employer's Name: _____ Supervisor: _____

Work Phone: (____) _____

Start Date: _____ Monthly Gross Income: \$ _____

Previous Employer's Name & Address: _____

How Long: _____ Gross Monthly Income: \$ _____ Phone: (____) _____

Current Landlord's Name: _____ Lease Start Date: _____

Rental Address: _____

Landlord's Phone: (____) _____ Current Rent: \$ _____

Previous Landlord's Name: _____

Previous Rental

Address: _____

Previous Landlord's Phone: (____) _____ Previous Rent: _____

Persons to Occupy Dwelling: Age Sex Social Security #

Nearest Relative Not Living With You: Name: _____

Address: _____ Phone: (____) _____

Pets: Yes () No () Type: Breed: Weight: Age: _____

****Absolutely no Pit Bulls, Rottweiler's, Dobermans or German Sheppard's allowed**

Car Tag: _____ State: _____ Make: _____ Model: _____ Year: _____

Car Tag: _____ State: _____ Make: _____ Model: _____ Year: _____

Have you ever been evicted from a tenancy? _____ Yes _____ No

Have you ever intentionally refused to pay rent when due? _____ Yes _____ No

Have you ever been arrested for or convicted of a felony? _____ Yes _____ No

****AUTHORIZATION: I/we affirm that the information contained in this rental application to lease to be**

true and correct. I/we agree that Barrons Property Managers. may terminate any agreement entered into

(including the lease) in reliance on any misstatement made in this application. I/we agree and affirm

that Barrons Property Managers. may question and seek information from all persons and/or firms

named by us in this application

Signature: _____ Date: _____

Signature: _____ Date: _____