

# YOUR RENTAL CONNECTION, INC.

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Email: [forrent@verizon.net](mailto:forrent@verizon.net)  
Office Hours M-F 8:30-5:30  
Sat. 10-2, Closed Sunday

## Funds Needed With Each Completed Application

**Money Order for Each Rental Application @ \$45 Each**  
Total \_\_\_\_\_ @ \$45 EA.= \$ \_\_\_\_\_  
**Application Fees are Non-Refundable**

**A Separate Money Order for Deposit Must be submitted with application**

**\$ \_\_\_\_\_ Leave Money Order Blank**  
**(\* Note: If Application is not approved, this Money Order is fully refunded.**

## RESIDENT SELECTION CRITERIA

The rental application is for qualification purposes only and does not in any way guarantee the applicant that he/she will be offered the property. 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.

1) ALL adult applicants 18 years of age or older must submit a fully completed, dated and signed separate rental application along with the non-refundable application fee of **\$45.00** for each individual applicant or guarantor, who is to be a party to the lease. Application fees, deposits, and all move in fees must be remitted in the form of money orders, cashiers check or certified funds. **NO PERSONAL CHECKS OR CASH ARE ACCEPTED.** Lease terms are for 12 months (no 6 months).

**NOTE:** A Last Months Rent plus higher Security Deposit may be required to be paid by applicant (prior to occupancy) after review of application, credit history and at the discretion of Your Rental Connection, Inc.

**(\$) ALL INITIAL MOVE-IN FUNDS, THE HOLDING DEPOSIT, FIRST MONTHS RENT AND SECURITY DEPOSIT MUST BE PAID BY CASHIERS CHECK OR MONEY ORDER MADE PAYABLE TO "YOUR RENTAL CONNECTION, INC." Subsequent months thereafter may be paid by your personal check.**

2) Valid current photo ID documentation (driver's license, social security card, military ID, or State ID) is required along with two (2) current pay stubs and company business card of employment, must be submitted with application. Any application which is incomplete or missing information, application fees or Good Faith Deposit will be returned. If you are not a US Citizen, you will be asked for proof that you are lawfully in the USA.

3) 6-Months or more of verifiable current work history required and if transferred from outside the area, a letter of transfer on company letterhead required confirming transfer with effective date.

4) Applicants must have a combined gross income of at least three (3) times the monthly rent. Incomes must be verified in writing, applicant must provide (2) recent pay stubs. A minimum of two years rental history is required. Rental history must be rated satisfactory or better, with no records of (current or past) evictions. We reserve the right to require a co-signer and/or a higher security deposit and/or last months rent. Co-signers are accepted at the managers discretion only, must meet all requirements (including a completed rental application, application fee and ID documentation), along with a notarized letter of guarantee.

5) Non-employed individuals must provide proof of income. Self-employed applicants are required to produce upon request two (2) years of signed tax returns or IRS 1099 forms and most recent 3 months bank statements. All sources of "Other" income must be verifiable if needed to qualify for the requested rental unit.

**6)** Credit history and/or Civil Court Records must not contain judgments, eviction filings, collections, liens or bankruptcy within the past three (3) years. A copy of the credit report will **NOT** be provided to the applicant or tell you of its contents; however, we will provide you with the name of the credit reporting agency so you may receive a copy from the credit bureau. All information collected for the approval or denial of this application is considered confidential in nature and for company use only. Credit reports supplied by applicants will not be accepted. All Bankruptcies must be fully discharged with copy of proof of discharge.

**7)** Previous rental history reports from current and previous landlords must reflect timely payments, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no NSF CHECKS, and no damage to rental unit or failure to leave the property clean and without damage at time of lease termination. No monies owed to current or previous landlords. No outstanding balances to Utility, Cable, telephone or cell phone companies.

**8)** The number of occupants must be in compliance with HUD standards/guidelines applied for unit. Current occupancy standards are a maximum of 2 persons per bedroom, except for infants 4 years of age and/or younger.

**9)** 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, theft or arson related crimes. In the event a record comes back "adjudication withheld" further documentation may be required and application may be denied on this basis. It is up to the applicant to provide written verification from the proper authorities as to final disposition of innocence or case dropped.

**10) NO PETS** (with the exception of medically necessary pets) of any kind are permitted without the specific written permission of Your Rental Connection, Inc. and an additional Non-refundable Pet Fee of **\$300 per pet**. The following pets will not be accepted due to insurance liability: GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, BULL TERRIERS, CHOWS, ROTTWEILERS, SIBERIAN HUSKIES, AKITAS, MALAMUTES, PRESA CANARIOS, AND WOLF-HYBRIDS. Certificate of medical necessity is required for service animals and pet fees are waived for these animals.

**11)** Some Homeowners and Condominium Associations may require a separate application with an additional application fee. If such is the case, you must also apply separately, including their application fees, to such association and approval by the homeowners or condo association is a necessary pre-requisite to our approval of your application.

**12)** Good Faith Deposit. Applicant and any co-applicants must pay the application fee and good faith deposit in the form of a money order or certified funds. The Application Fee is a non-refundable processing fee. The Good Faith Deposit will be applied as part or all of the lease security deposit if a lease is entered into between the applicant (and any co-applicant) and the Landlord.

**13)** If applicant is not approved to enter into a lease for the residence requested, the Good Faith Deposit will be refunded along with an "Adverse Letter" stating the reason for the denial. If applicant (and any co-applicants) are approved but do not enter into a lease, for the residence requested, the Good Faith Deposit will be forfeited as liquidated damage for Landlord's loss of rent and re-rental expense.

**14)** Any exceptions to this criteria will need to be submitted to Your Rental Connection, Inc. in writing, for presentation to the Landlord for consideration. If approval is then given for such exceptions, additional security deposit, co-signers and/or additional advance rent may be required.

**15)** Our company policy is to report all non-compliances with terms of rental agreement or failure to pay rent, or any amounts owed to the credit bureau.

**16) TIME IS OF THE ESSENCE**

Typically, the lease will begin within two weeks (or less) from the time application is approved. This Resident Selection Criteria is hereby made a part of my rental application. I do hereby acknowledge that I understand and agree to the terms of the application and rental process as described herein. I further acknowledge that I have seen and previewed the rental property (both inside and outside) for which we are applying. The rental application along with all photo-copies is the property of Your Rental Connection, Inc.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date: