



704 South Florida Avenue Lakeland, FL. 33801

Office 863.688.1000

www.yrcrents.com info@yrcrents.com

Open Monday thru Friday 9:00am - 4:00pm

Residential Rental Application

Rental Process and Resident Selection Criteria

A COMPLETE APPLICATION INCLUDES **ALL** OF THE FOLLOWING AND WILL **NOT** BE ACCEPTED NOR PROCESSED UNTIL IT IS COMPLETE

- A Copy of your Driver's License** (please enlarge)
- A Copy of your Social Security Card** (please enlarge)
- A Copy of your Three Most Recent Pay Stubs**
- A Money Order \$65 for Each Adult Application Fee** (18 yrs. of age & older)
- A Separate Money Order for the Full Holding Deposit: \$_____**
- Initial at the Bottom of Each Page of the Application**
- Sign the Bottom of Page 7, and Complete the Last Page (p.8)**
- Please Do Not Forget to Include Your Employer's and Landlord's Phone Numbers and Email Address**





Your Rental Connection Inc. pledges to the letter and spirit of the U.S. Policy for the Achievement of Equal Housing Opportunity to all persons regardless of Race, Color, Religion, Sex, National Origin, Familiar Status or Handicap/Disability.

Resident Selection Criteria

- Your gross income should be at least 3 times the monthly rent. We do combine all adult's income. If the income is less than 3 times, it will result in this application being automatically denied.
- 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 co-signer or guarantor and/or a higher security deposit plus a last month's rent. Co-signers are accepted at the managers discretion only, must meet all requirements, complete a rental application, 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 files, collections, liens, or bankruptcy within the past three (3) years. We will not provide you with the credit report 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. Each applicant must have a credit score of 550 or above.
- If you have been convicted of a felony within the past seven (7) years, this may be cause for rejection. Applicant must not have a felony record that was adjudicated guilty or had adjudication withheld for the past (7) years, or any other conviction of any length of time for any drug trafficking or distribution related, sexual related, murder related, theft or arson related crime. If you are a registered sex offender, this is an automatic denial.
- 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, no NSF checks, and no damage to rental property or failure to leave the property clean and without damage when you left the property. If you have an open collection from a landlord or property management company, this is an automatic denial or unpaid utilities.

If approval is given for any exceptions, additional security deposit, co-signer and/or additional "higher" rent, including last month's rent may be required. If ANY information is found to be false, the application will be automatically denied.





Applicants May Be Denied Occupancy for Any of the Following

- **Falsifying Your Submitted Application**
- **Incomplete Application**
- **Poor Rental History Profile such as:**
 - **Non-Payment of rent**
 - **Poor credit history within 5 years (such as evictions, broken leases or outstanding utility bills)**
 - **Joint bankruptcy or personal bankruptcy within the past 2 years or a bankruptcy that has not been discharged.**
 - **A filed eviction (unless a stipulation was adhered to)**
 - **A history of violence to persons or property within the last 5 years.**
 - **A felony within 7 years.**
 - **A sexual predator or sexual offender.**
 - **A history of drug-related activity by any of the applicant's household members.**
 - **History of unruly or destructive behavior by resident or a member of the resident's household.**
 - **Poor personal references.**
 - **If an arrest record exists within seven years, it is up to the applicant to provide written verification from the proper authorities as to the final disposition of innocence or that the case was dropped.**

All Initial Funds, Holding Deposits – First Month's Rent, Application Fees, Security Deposits Must Be Paid by Cashier's Check or Money Order Payable to Your Rental Connection Inc.

Subsequent Months Thereafter May Be Paid by Applicant's Personal Check, Credit Cards, or ACH through your Online Tenant Portal

★ Administration Fee of \$195 Will Be Assessed at Lease Signing.

Processing an application normally takes 3 days. Upon receipt of your completed rental application, application fee and Holding Deposit is required. You can expect and hereby authorize that we will (1) check your credit report; (2) check public records for any current or past evictions; (3) verify your employment; (4) verify your current and previous landlord references; (5) complete a criminal background check. and (6) check your payment history with your current utility company. We will encourage you to not apply if you have bad credit, bad references, have ever been evicted in the past or have a criminal record. Higher deposits may be required. Co-signers or Guarantors may be considered on an individual basis.

If the applicant requests the application be expedited, an additional fee of \$100 will be assessed.





Pets and Animals

- No Pets (except for medically necessary pets) of any kind are permitted without the specific written permissions of Your Rental Connection Inc. in the lease documents, (a pet addendum of the lease), and an additional non-refundable pet fee of \$500 per pet. Some properties may require higher pet fees or higher rent amounts.
- **The following breeds will not be accepted under any circumstances: Akita, Rottweiler, American Bulldog, Bull Terrier, German Shepherd, Doberman, Great Dane, Bull Mastiff, Husky’s, Pit Bulls, Chows, Presa Canario, Stafford Terrier, Wolf Type’s.**
- A Pet Application and non-refundable Pet Screening Fee of \$20 along with photo of pet & vaccination records must be submitted through our website at www.yrcrents.com/petscreening.com if you intend to have pets on the property.

Other Items

- Rents quoted are the rental amounts due if paid on time, (payments due on the 1st of each month and payable on or before 5th to avoid an increase in your monthly rent). Otherwise, the rent will increase by 10% of the monthly rent, plus \$5 per day thereafter until rent is paid in full.
- A \$35 service fee, as additional rent, when delivery of legal notice is posted for non-payment of rent.
- Keys will be released for occupancy once lease has been “fully” executed by all parties and all move-in funds have been received by **certified funds or money order**.
- The “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.

**Each Applicant and Co-Applicant 18 years or older must submit a Separate Application.
Application Fee’s are Non-Refundable**

Applicant Was Referred to Property Manager By:

- Real Estate Agent’s Name _____ Phone _____
- Newspaper Sign Website Other _____

Application Date	The Non-Refundable Application Fee is \$65.00 per applicant
Requested Rental Address	Monthly Rent \$
Request Move-In Date	Security Deposit (s) \$
Term of Lease	Non-Refundable Pet Fee (\$500) \$

Last Name	Middle Int.	First Name	Maiden Name	Driver’s License Number	Date of Birth
Social Security #	State	Home #	Cell #	Email Address	Work #

Please Provide us the Name you use for your Facebook Profile





Your Rental Connection, Inc.
Your key to a better investment

Personal Information

Current Address		City	State	Zip
Date In		Date Out	Owner/Mgr. or Landlord's Name	
Reason for Moving		Owner/Mgr/Landlord's Phone #	Owner/Mgr/Landlord's Email	
Previous Address		City	State	Zip
Date In		Date Out	Owner/Mgr. or Landlord's Name	
Reason for Moving		Owner/Mgr/Landlord's Phone #	Owner/Mgr/Landlord's Email	
Previous Address		City	State	Zip
Date In		Date Out	Owner/Mgr. or Landlord's Name	
Reason for Moving		Owner/Mgr/Landlord's Phone #	Owner/Mgr/Landlord's Email	

Employment(s)

Your Status: Employed Full Time Part time Student Retired Unemployed

Current Monthly Gross Income \$		Name of Company / Employer		
Check one: <input type="checkbox"/> Salary <input type="checkbox"/> Hourly <input type="checkbox"/> Self-employed				
Present Position		Address		
How Long with this Employer?	Name of Supervisor	Phone #	Email	
Past Occupation		Address		
How Long with this Employer?	Name of Supervisor	Phone # to Verify Salary	Fax #	





If there are other sources of income you would like us to consider, please list income and person (Banker, Employer, Etc.) who we could contact for confirmation. You do NOT have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Source _____

Amount \$ _____ Source _____

Personal References

Please List All of your Personal References Below

In case of Emergency, notify	Email Address	Phone #	Relationship
1.			
2.			
Nearest Relatives Not Living with You	Email Address	Phone #	Relationship
1.			

Occupant(s) Information

Other Persons to Occupy Dwelling

Name	Age	Sex	Facebook Profile Name	Social Security #

Automobile Information

Do you have a commercial vehicle, boat, trailer, RV, or motorcycle? yes no (If yes, they may be prohibited on the premises)

List all Vehicles to be Parked on the Property.

Car Tag	State	Color	Make	Model	Year

Pet(s) Information

A Pet Application and non-refundable Pet Screening Fee of \$20 along with photo of pet & vaccination records must be submitted through our website at www.yrcrents.com/petscreening if you intend to have pets on the property.

List All Pets on the Property (dogs, cats, birds, reptiles, fish, other pets) **Non-refundable pet fee of \$500 per pet required**

Type & Breed	Name	Color	Weight	Age	Neutered?	Declawed?	Rabies Shots Current?
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No





Additional Applicant Information

Are you a smoker? Yes No Is there anyone in your household that smokes? Yes No _____

Will you maintain renter's insurance? Yes No _____

If you are in the military, are you serving under orders limiting your stay to one year or less? Yes No _____

Have you ever been asked to move out by a landlord? Yes No _____

Have you ever breached a lease or rental agreement? Yes No _____

Have you ever had an eviction filed against you? Yes No When: _____

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

Do you currently owe a landlord money? Yes No If so, explain: _____

Have you ever lost property in a foreclosure? Yes No If so, explain: _____

Have you ever been arrested for or convicted of a felony? Yes No If yes, please specify: _____

Probation Officers Name: _____ Phone: _____

Are there any criminal matters pending against any occupant? Yes No _____

Is any occupant a registered sex offender? Yes No _____

Have you ever filed bankruptcy? If so when? _____ Chapter 7 () Chapter 11 () Chapter 13 ()

Is there additional information you want to be considered? Yes No _____

Do we have your authorization to communicate to you through text messaging? Yes No

APPLICANT understands and agrees that multiple applications may be taken by Landlord or Management for the same property and Landlord or Management may approve who they wish even if multiple applicants qualify. **APPLICANT** represents that all the statements and representations are true and complete, and hereby, authorizes verification of the above information, references, and credit records. **APPLICANT** understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. **APPLICANT** agrees that false, misleading, or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. **APPLICANT** authorizes verification of all information by the Landlord and or Management Company. **NON-REFUNDABLE APPLICATION FEE--APPLICANT(s)** shall pay to Landlord and/or Management company herewith the sum of **\$ 65.00** as a **NON-REFUNDABLE APPLICATION FEE** for costs, expenses, and fees in processing the application. **GOOD FAITH/HOLDING DEPOSIT: APPLICANT** shall deposit a **GOOD FAITH/HOLDING DEPOSIT** of \$ _____ while the application is being processed. **APPLICANT** understands that other applications may be processed, and another approved **APPLICANT** may be chosen. If **APPLICANT** is approved by Landlord and/or Management and the lease is entered into **the GOOD FAITH/HOLDING DEPOSIT shall be applied toward the security/damage deposit.** If **APPLICANT** is approved and chosen but fails to sign the lease within 3 days of receipt and/or take possession after lease signing, the **FULL GOOD FAITH/HOLDING DEPOSIT** shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease if the lease has been signed by the **APPLICANT.** The **GOOD FAITH/HOLDING DEPOSIT** shall be refunded only if **APPLICANT** is not approved and chosen. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rent, fees, deposits, and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises to the **APPLICANT. Landlord or Management may withdraw approval even after approval at any time before a lease agreement is fully executed for any reason.**

Applicant's Signature X _____ Date _____





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AUTHORIZATION TO RELEASE INFORMATION

We are processing a Rental Application for: (Print Name) _____

DOB _____ SS# _____

I give my permission to Your Rental Connection, Inc to obtain:

- 1) MY current and previous employers to release any information about my employment history, position, and salary.
- 2) MY current and previous landlords to release any information about my current or past rental history.
- 3) MY current and previous mortgage lenders on property that I own or have owned about my mortgage payment history.
- 4) Obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain criminal background information about me.
- 5) Utility payment history current and past.

NOTE: I understand that until employment verification, rental history, mortgage verification or utility payment history is returned to Your Rental Connection, Inc. my application is unable to be processed and completed.

Applicant's Release Signature _____ Date: _____

XXXXXXXXXX OFFICE USE ONLY

Residential Release

OFFICE USE ONLY XXXXXXXXXXXX

Name of person verifying: _____ Title of person verifying: _____ Phone # _____

Email _____ Is the tenant a current or former tenant? _____

Rental address _____

Monthly rental amt? \$ _____ Lease expiration _____ Was proper vacating notice given? Yes _____ No _____

Date of occupancy: Move-in _____ Move-out _____ Did the tenant ever refuse to pay rent? Yes _____ No _____

How was rent paid? MONEY ORDER, PERSONAL CHECK OR CASH _____ How many occupants at this residence? _____

Was rent paid on time? Yes _____ No _____ How many times late? _____

Does tenant currently owe any money? _____ How much? _____

Does tenant have any pets? _____ What kind? _____

Any documented complaints: _____

Any NSF checks –or 3-day notices served? _____ Was their security deposit refunded? Yes _____ No _____

Would you rent to the tenant again? _____ Why? _____

Were there any damages to the premises? _____

Employment Verification

Name of person verifying _____ Phone# _____ Ext# _____

Title of person verifying this information _____ Email: _____

Name of employee's supervisor _____ Phone # _____ Ext# _____

Hire date of current/past employee _____ What is the salary/hourly rate of the current/past employee? _____

What title/position does this current/past employee hold? _____

Is the current/past employee full time or part-time? _____ Is the current/past employee permanent or temporary? _____

What is the salary/hourly rate of the current/past employee? _____ Do you anticipate continued employment? _____

