

YOUR RENTAL CONNECTION, INC.

704 South Florida Avenue Lakeland, FL. 33801-5233

Office (863) 688-1000 Fax (863) 688-8222

Website: www.yrcrents.com Email: info@yrcrents.com

Office Hours M-F 8:30-5, 1st Saturday of the month 10-2 & Closed Sundays



Residential Rental Application Rental Process and Resident Selection Criteria

When returning your application, we need the following:

A copy of your Driver's License (please enlarge)

A copy of your Social Security Card (please enlarge)

A copy of your two-three most recent pay stubs

A Money Order \$50 for each adult application fee

A Money Order for the full security deposit: \$ _____

Initial at the bottom of each page of the application

Sign the bottom of p.7, and complete the last page (p.8)

Please do not forget to include your employer and landlord phone/fax numbers



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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.

You may also preview our available properties 24 hours a day online at www.yrcrents.com for FREE.

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 must provide the 3 most 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 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. All information collected for the approval or denial of this application is considered confidential in nature and for company use only. All information provided remains with your application and will not be returned, duplicated or forwarded.
- 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 (7) years, or any other conviction of any length of time for any drug related, sexual related, murder related, theft or arson related crime.
- Valid current color photo ID documentation (driver's license, military ID or State ID) along with a photo of your social security card 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, no NSF checks, and no damage to rental property or failure to leave the property clean and without damage when you left the property.
- Any exceptions to these criteria will need to be submitted in writing to Your Rental Connection Inc. for consideration. If approval is then given for such exceptions, additional security deposit, co-signer and/or additional "higher" rent, including last month's rent may be required.

Association Approval:

- Where applicable, this application is subject to and contingent upon the prospective tenant (s) being approved by the condominium association. The prospective Resident (s) will pay any non-refundable application fee and/or deposit required by the condominium/homeowners association and make application for association approval within 2 days from the date of this application. Occupancy shall not be permitted prior to association approval. In the event that the prospective Resident (s) are not approved by the association and/or Your Rental Connection Inc., any rents and/or security deposits paid will be refunded to the prospective Resident (s). Refunds are subject to applicant (s) funds having cleared our bank account. The non-refundable application fees paid to the association and to Your Rental Connection Inc. are not refundable under any circumstances.
- No rental property will be held vacant for more than two (2) weeks, unless approved by Your Rental Connection Inc. and property owner.

The Application:

- Processing an application normally takes 3 days. Upon receipt of your completed rental application, application fee of the Holding Deposit is required. You can expect and hereby authorize the 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 would encourage you not apply if you have bad credit, bad references, have ever been evicted in the past or have a criminal record. 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.**

Applicants May Be Denied Occupancy For Any Of The Following:

- Falsifying an 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.

- In the event that you fail to enter into the lease agreement or refuse to take possession of the property on or before your applied for beginning rental date, 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.
- 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 written agreement for maintenance or repair items. Any such maintenance or repair request (if any) must be written and included with your rental application under "NOTES" of the application. Verbal representations are non-binding. In the event that the manager shall receive two or more unrelated applications for the same property, the applicant understands the manager may select the applicant desiring the property in its "AS IS" condition, over another application requesting maintenance or repairs. In all cases, the application fee is Non-Refundable.
- All initial funds, holding deposit – 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 applicants personal check.

Cost:

- If you decide to apply to lease one of our available rentals, there is a non-refundable application fee of \$50 per adult (VIA Money Order). This must accompany the completed rental application form provided to you by our company. Incomplete applications or applications submitted without the proper application fee, photo ID, social security card and withholding deposit will be considered as an incomplete application.
- A Holding Deposit equal to the security deposit must also be submitted, at the time the application is submitted, in a separate "Money Order" in order to process the rental application. If for some reason the application is denied, the money order for the Holding Deposit will be refunded without penalty. However, the Application Fee is Non-Refundable.
- Some Homeowner and Condominium Associations may require a separate application fee and/or deposit, and if such is the case, you must also apply separately to such homeowners or condominium association and remit whatever other application fee may be required. Occupancy shall not be permitted prior to association written approval.

Pets:

- **No Pets** (with the exception of 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 \$300 per pet. Some properties may require higher pet fees or higher rent amounts.
- **The following breeds will not be accepted under any circumstances: German Shepherds, Dobermans, Pit Bulls, Chows, Rottweiler's, Bull Terriers, Wolf Hybrids, Presa Canarios.**
- A Pet Application and non-refundable Pet Application Fee of \$35 must be submitted with application if you intend to have pets on the property.
Pet Application Submitted: Yes No

OTHER ISSUES:

- 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% 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 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.

YOUR RENTAL CONNECTION, INC. RENTAL APPLICATION

(Please fill out completely)

704 South Florida Avenue
Lakeland, FL 33801-5233
Phone (863) 688-1000 • FAX (863) 688-8222
Email: info@yrcrents.com
Website: www.yrcrents.com

Application Date:	The Non-Refundable Application Fee is \$50.00 per applicant
Rental Address:	Monthly Rent: \$
Request move in date:	Security Deposit (s): \$
Terms of Lease:	Non-Refundable Pet Fee: \$

Each applicant and co-applicant 18 years or older must submit a separate application.

Multiple Applications - It is entirely possible that Your Rental Connection, Inc. may receive multiple applications from unrelated individual applicants on the same property at approximately the same time. If such is the case, we will process all applications for consideration as to what we (in our sole discretion) deem the best applicant, which may not necessarily be the first application received. In such cases, more than one applicant may be approvable, however only one will eventually be approved. In order to evaluate the various applications it is necessary for Your Rental Connection, Inc. to expend time and cost in credit reports, criminal reports, and other administrative cost. **The application fee is non-refundable.** If your application is approvable, but not the approved one for the property for which you are applying, you may consider applying for other available properties that we may have, without payment of an additional application fee.

Applicant was referred to Property Manager by:

- Real estate agent _____ (name) (_____) (phone) _____
- Newspaper Sign Website Other _____

Last Name		Maiden Name		First Name	Init.	Social Security #	Date of Birth
Driver's License No.			State	Home #		Cell #	
Email Address					Work #		

Are you a US citizen? _____ Yes _____ No If No, please provide proof that you are lawfully residing in the USA.

Present Address				City	State	Zip
Date In	Date Out	Owner/Mgr. or Landlord's Name			Rent Amount \$	
Reason for Moving				Owner/Mgr. or Landlord's Phone #	Owner/Mgr. or Landlord's Fax #	
Previous Address				City	State	Zip
Date In	Date Out	Owner/Mgr. or Landlord's Name			Rent Amount \$	
Reason for Moving				Owner/Mgr. or Landlord's Phone #	Owner/Mgr. or Landlord's Fax #	
Previous Address				City	State	Zip
Date In	Date Out	Owner/Mgr. or Landlord's Name			Rent Amount \$	
Reason for Moving				Owner/Mgr. or Landlord's Phone #	Owner/Mgr. or Landlord's Fax #	

Employment(s):

Your Status: Employed Full Time Part time Student Retired Unemployed

Current Monthly Gross Income \$ Check one: Salary _____ Hourly _____ Self-employed _____			Name of Company / Employer	
Present Position			Address	
How long with this employer	Name of Supervisor	Phone # to Verify Salary	Fax #	
Past Monthly Gross Income \$ Check one: Salary _____ Hourly _____ Self-Employed _____			Name of Company/Employer	
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 _____

Personal References:

Please list all of your personal references below:

In case of Emergency, notify:	Email Address	Phone #	City	Relationship
1.		()		
2.		()		

Nearest Relative Not Living with You	Email Address	Phone #	Relationship
1.		()	
2.		()	

Occupant(s) Information:

Persons to Occupy Dwelling:

Name:	Age	Sex	Social Security #
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Automobile Information:

List all vehicles to be parked on the property:

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

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

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

Pet(s) Information: (A separate pet application & application fee of \$35 required)

List all pets to be kept on the property (dogs, cats, birds, reptiles, fish, and other pets) Pet addendum with non-refundable pet fee required at \$300 per pet.

Type & Breed	Name	Color	Weight	Age	Gender	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:

Explanation

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

Will any waterbeds or water-filled furniture be on the Property? 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 () _____

AUTHORIZATION:

By completing, signing or submitting the application in person or electronically through Your Rental Connection, Inc.'s website, I (we) agree to hold harmless BROKER, the tenant verification service and all providers of information on the prospective tenant(s) listed on this application. Applicant(s) agree to a full disclosure of the findings to the property owner 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 Your Rental Connection, Inc. I (we) affirm that the information contained in this rental application to lease to be true and accurate.

I (we) agree that Your Rental Connection Inc. may terminate any agreement entered into (including the lease) in reliance on any misstatement made on this application and I (we) may be subject to eviction. I (we) agree and affirm that Your Rental Connection Inc. may question and seek information from all persons and /or firms named by us in this application and contract to lease, and I (we) do hereby authorize with my (our) signature, the release of all public records, credit report, rental information, utility payment history (current and past), and employment verification, whether by fax, photo-copy or original signature and further authorize Your Rental Connection Inc. to acquire my (our) credit reports and criminal background check from any authorized credit agency. I (we) agree that acceptance of this application is conditional upon a credit check and other verifications that are satisfactory to Your Rental Connection Inc.

Opt-In Texting Agreement

By executing this agreement, Applicant agrees that Landlord and/or Management and/or a third party service hired by Landlord and/or Management may send non-commercial text messages to Applicant's cell phone or mobile device before and/or during any tenancy. Examples of text messages include but are not limited to rent due reminders and inspection notices.

Applicant is not required to sign this agreement or agree to enter into this agreement as a condition of renting a home. This is an optional and additional way Landlord and/or Management may communicate a message to an Applicant or Tenant if Applicant becomes a Tenant.

Applicant agrees to follow Landlord's and/or Management's prescribed means of communication to Landlord and/or Management as set forth in the lease or any other documents and texting shall not be substituted by Applicant or Tenant for the prescribed means of communication to Landlord and/or Management.

Landlord and/or Management shall not provide Applicant's or Tenant's cell number to any third party for the purposes of marketing any goods or services.

_____ / _____ / _____

Date

Cell number for texting

FAILURE TO PERFORM:

I (we) agree to enter into a lease for the rental unit outlined above. I (we) agree that I (we) have toured, previewed and seen the rental unit being applied for and that I (we) are accepting it in "AS IS" condition, unless otherwise noted below. If I (we) refuse to enter into the lease (within 48 hours of notification of approval), AND/OR if occupancy is not taken by me (us) (on or before the occupancy date indicated), then Your Rental Connection Inc. may rent or lease the property to another party and all deposits and application fees paid herewith shall be forfeited by the prospective Resident (s) and retained by Your Rental Connection Inc. as liquidated damages.

CONTRACT TO LEASE: I (we) hereby make application for occupancy for the following rental unit and under the following terms:

PROPERTY ADDRESS: _____

INITIAL TERM: Shall be for _____ Months, beginning _____ 20____ and ending the last day of _____ 20____.

Rent: The rent (IF PAID ON TIME) shall be \$_____ per month. (Note - Payments are 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% 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.

Other items requested (if any): _____

The application is for qualification purposes only and does not in any way guarantee the applicant that I (we) will be offered the property.

Applicant's Signature _____ Date _____

Notes:

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AUTHORIZATION TO RELEASE INFORMATION

Please return by fax: 863-688-8222

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) MY bank, savings and loan, or credit union to provide a verification of funds that I have on deposit.
- 5) Obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain criminal background information about me.
- 6) 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: _____

XXXXXXXXXXXX OFFICE USE ONLY **Residential Release** OFFICE USE ONLY XXXXXXXXXXXXXXX

Name of person verifying: _____ Title of person verifying: _____

Phone # _____ Fax# _____

Is the tenant a current or former tenant? _____

Rental address _____

Monthly rental amt? \$ _____

Date of occupancy: Move-in _____ Move-out _____

Lease expiration _____ Was proper vacating notice given? Yes _____ No _____

How was rent paid? MONEY ORDER, PERSONAL CHECK OR CASH

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? _____

Did the tenant ever refuse to pay rent? _____

How many occupants at this residence? _____

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

Was there any damage to the premises? _____

Was their security deposit refunded? Yes _____ No _____

Employment Verification

Name of person verifying _____ Phone# _____ Ext# _____

Title of person verifying this information _____ Fax# _____

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

Hire date of 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? _____