

FLORIDA RESIDENTIAL RENTAL APPLICATION

FCRA (15 U.S.C. § 1681) · Florida Fair Housing Act (Fla. Stat. § 760.23) · Fla. Stat. § 83 Part II

Landlord / Property Manager: Date:

Property Address Applied For:

Move-In Date: Monthly Rent: \$ Application Fee: \$

TENANT INFORMATION

Full Legal Name:

Home Phone: Work Phone: Cell Phone:

Date of Birth: Social Security No. / ITIN:

Driver's License No.: State:

Co-Applicant Name:

Co-Applicant DOB: Co-Applicant SSN / ITIN:

Names and Ages of All Proposed Occupants (including minors):

List All Pets (type, breed, weight, age — undisclosed pets = grounds for denial):

Email Address:

Vehicle Make/Model: Year: License/State:

EMPLOYMENT INFORMATION

Employment Status (check all that apply):

Full Time Part Time Student Unemployed Retired Self-Employed

Employer:

Employer Address:

Job Title: Dates Employed:

Supervisor: Phone:

Gross Monthly Income: \$ Pay Frequency:

Other income to consider (do not disclose alimony, child support, or another person's income unless desired):

Amount: \$ Contact for Verification:

RESIDENTIAL HISTORY — LAST 3 YEARS

CURRENT

Address:

Move-In: Move-Out: Rent: \$

Owner/Agent: Phone:

Reason for Leaving:

PREVIOUS (1)

Address:

Move-In: Move-Out: Rent: \$

Owner/Agent: Phone:

Reason for Leaving:

PREVIOUS (2)

Address:

Move-In: Move-Out: Rent: \$

Owner/Agent: Phone:

Reason for Leaving:

CREDIT HISTORY

Have you ever filed for bankruptcy? Yes No
 Have you ever been evicted from a rental property? Yes No
 Are you a party to any lawsuits? Yes No
 Have you had any late rental payments in the last year? Yes No
 Are there any judgments against you? Yes No

If you answered YES to any of the above questions, please explain:

REFERENCES

Bank References:

Bank 1 Name: Account Type: Account No.:
 Bank 2 Name: Account Type: Account No.:

Personal References (non-family, non-employer):

Name: Phone:
 Name: Phone:
 Name: Phone:

APPLICATION FEE AND HOLDING DEPOSIT

The application fee is NON-REFUNDABLE under all circumstances. [Optional] HOA/Condo associations may charge a separate fee capped at \$150/applicant (Fla. Stat. § 718.112(2)(i)).

Holding Deposit (if applicable): \$

If APPROVED → applied to security deposit / first month's rent. If DENIED → fully refunded. If APPROVED but Applicant withdraws → forfeited as liquidated damages.

FAIR HOUSING AND FCRA NOTICES

FAIR HOUSING: The Landlord does not discriminate on the basis of race, color, religion, sex, national origin, familial status, disability, or any other protected class under 42 U.S.C. § 3604 or Fla. Stat. § 760.23.

ADVERSE ACTION (FCRA § 1681): If denied or conditionally approved based on a consumer report, the Landlord will identify the reporting agency in writing. The Applicant may obtain a free copy of the report within 60 days.

TRUTHFULNESS DECLARATION

I / We represent that all information provided in this Application is true, accurate, and complete. I / We acknowledge that the Landlord is relying on this information. Providing false or omitted information is grounds for IMMEDIATE DENIAL of this Application, or IMMEDIATE EVICTION if discovered after a lease has been signed.

Name: Date:
 Name: Date:

AUTHORIZATION

I / We authorize the Landlord to obtain and review my / our credit report, criminal history, eviction records, and any other lawful consumer report (FCRA 15 U.S.C. § 1681). I / We further authorize all banks, employers, and landlords to provide any information needed to verify this Application.

Name: Date:
 Name: Date:

FOR LANDLORD / PROPERTY MANAGER USE ONLY

Date Received: Processed By:

Decision:

- APPROVED
- DENIED — Adverse Action Notice Issued
- CONDITIONALLY APPROVED

Landlord / Agent Signature: Date:

Landlord Printed Name: