



Monte Davis Realty Inc.
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RESIDENT SELECTION CRITERIA

1. **All Adult** applicants 18 or older must submit a fully completed, dated and signed residency application and screening fee. Applicant must provide proof of identity. The non-refundable screening fee is \$50.00 for **each** applicant. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit.
2. Applicants must have a **combined gross income of at least three times the monthly rent**. We reserve the right to require a co-signer. A minimum of two years residential rental history is required.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 7 years. Credit Scores below 650 are subject to increased security deposit amount.
4. Self-employed applicants may be required to produce upon request 2 years of tax returns, W-2's or 1099s and non-employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld" further documentation may be required and applicant may be denied on this basis.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid Non-sufficient funds checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. No pets (with the exception of medically necessary pets) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
9. A minimum non-refundable property preparation fee of \$100.00 may be charged to the Resident(s) at the time of leasing the property. It will be used at the end of your lease term to cover any needed cleaning. Resident(s) shall still be liable for amounts for damages, utility overages, etc that exceed this non-refundable property preparation fee or minimum fees.
10. Resident(s) will be required to pay a security deposit at the time of lease execution in a minimum amount \$1,000.00. We reserve the right to require a higher security deposit and or additional prepaid rent.
11. Current occupancy standards are a maximum of two persons per bedroom except infants under two years of age.
12. We may require a reservation or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the outstanding rent.
13. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, co signers, and/or additional advance rent payments may be required.
14. Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau.

Applicant's initials (____) (____)

APPLICATION FOR RESIDENCY

PLEASE FILL OUT COMPLETELY - THANK YOU

Please Tell Us about Yourself

Applicant		Last		First		Middle		Maiden		Date of Birth		Social Security #		Driver's License #							
Marital Status		Present Phone No. ()				9:00 to 5:00		CONTACT PHONE NO.: () Ext.													
Have you ever had an eviction filed against you? Yes No										PE T S (Keeping of pets requires a pet deposit and owner's consent)											
Present Address		Street #		Name		Apt. #		City		State		Zip		Rent/Mortgage Pymt		Breed		Age		Weight	
Landlord Mtg. Co.		Name		Address		City		State		Zip		Phone No. ()		Own <input type="checkbox"/>		Rent <input type="checkbox"/>		Since / /			
Previous Address		Street #		Name		Apt. #		City		State		Zip		Rent/Mortgage Pymt		Own <input type="checkbox"/>		Rent <input type="checkbox"/>		Since / /	
Have you or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense? Yes No										If yes, please explain											

Please Tell Us about Your Job

Present Employer		Name		Business Address		City		State		Phone No. ()	
Position		Supervisor		Monthly Income		From / /		to / /			
Previous Employer		Name		Business Address		City		State		Phone No. ()	
Position		Supervisor		Monthly Income		From / /		to / /			

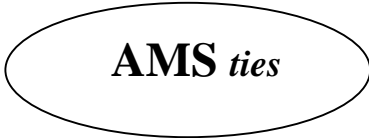
Please Give Us the Following Information

Emergency Contact		Name		Full Address		Phone No. ()							
Automobile 1 st Car		Year		Make		Model		Color		Tag #			
Automobile 2 nd Car		Year		Make		Model		Color		Tag #			
Children Occupying		Name		Age		Name		Age		Name		Age	
Bank Ref		Name		Location		City		State					

Applicant represents that all of 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 or **MONTE DAVIS REALTY INC.** Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation. **NON REFUNDABLE APPLICATION FEE**--Applicant(s) has paid to Landlord and/or Management company herewith the sum of \$_____ as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **UNIT DEPOSIT AGREEMENT** -- Applicant has paid a **UNIT DEPOSIT**" of \$_____ in consideration for taking the unit off the market while the application is being processed. If applicant is approved by Landlord and/or Management and the lease is entered into and possession of the dwelling is taken **the "UNIT DEPOSIT" shall be applied toward the security/damage deposit.** If applicant is approved, but fails to enter into the lease within 30 days of verbal and/or written approval and/or take possession after lease signing, the **FULL "UNIT 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 **"UNIT DEPOSIT"** shall be refunded only if applicant is not approved. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rentals 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.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED

<p>Applicant Signature _____ Date _____</p>	<table style="width: 100%;"> <tr> <td>SECURITY DEPOSIT</td> <td>\$ _____</td> <td rowspan="10" style="text-align: center; vertical-align: middle;">OFFICE USE ONLY</td> </tr> <tr> <td>LAST MONTH'S RENT</td> <td>\$ _____</td> </tr> <tr> <td>PET DEPOSIT</td> <td>\$ _____</td> </tr> <tr> <td>LEASE PREPERATION FEE</td> <td>\$ _____</td> </tr> <tr> <td>PAID WITH APPLICATION</td> <td>\$ _____</td> </tr> <tr> <td>BALANCE OF DEPOSIT DUE</td> <td>\$ _____</td> </tr> <tr> <td>FIRST MONTH'S RENT</td> <td>\$ _____</td> </tr> <tr> <td>TOTAL DUE BEFORE MOVE-IN</td> <td>\$ _____</td> </tr> <tr> <td>RECEIVED BY: _____</td> <td>\$ _____</td> </tr> <tr> <td>APPROVED BY: _____</td> <td>\$ _____</td> </tr> </table>	SECURITY DEPOSIT	\$ _____	OFFICE USE ONLY	LAST MONTH'S RENT	\$ _____	PET DEPOSIT	\$ _____	LEASE PREPERATION FEE	\$ _____	PAID WITH APPLICATION	\$ _____	BALANCE OF DEPOSIT DUE	\$ _____	FIRST MONTH'S RENT	\$ _____	TOTAL DUE BEFORE MOVE-IN	\$ _____	RECEIVED BY: _____	\$ _____	APPROVED BY: _____	\$ _____	<p>COMMUNITY _____</p> <p>APT.# _____</p> <p>RENT _____</p> <p>APT.TYPE _____</p> <p>TERM OF LEASE _____</p> <p>MOVE-IN DATE _____</p> <p>CREDIT REPORT _____</p> <p>PHOTO I.D.'d _____</p>
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RECEIVED BY: _____	\$ _____																						
APPROVED BY: _____	\$ _____																						



Applicant's Authorization to Conduct Background Check Disclosure and Release today's date ___/___/___

In consideration of my application for leasing, employment, credit or other legitimate business transaction, I hereby give authorization to conduct any inquiries deemed necessary to verify the accuracy of the information submitted in my application. This authorization allows verification of the information through both public and private sources.

Names and dates of previous employers, reason for termination, work experience, accidents, and any other related information may be verified. I further understand and agree that requests for transcripts from educational institutions may be requested, and verification of licenses or certifications may be ordered and examined. I understand that if I am denied employment as a result of these inquiries, I am entitled to be furnished with and examine any such record immediately. If I am denied any other benefit as a result of this inquiry I will be given a "LETTER OF ADVERSE ACTION" which will allow me to gain free access to those records directly from the file keeper of the information.

I understand that sources may report public information concerning my driving record, work compensation claims, credit history, bankruptcy proceedings, criminal records, or other files from federal or state agencies that maintain such records, as well as from private agency data-bases that collect those records. I have read the information on this page and I understand my rights under the Fair Credit Reporting Act and my right to privacy. Furthermore, I allow this verification freely and voluntarily.

I AUTHORIZE, WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY AMSties INC. TO FURNISH THE ABOVE-DESCRIBED INFORMATION; A COPY OF THIS AUTHORIZATION MAY BE ACCEPTED AS AN ORIGINAL.

APPLICANT: TYPE OR PRINT CLEARLY:

LAST NAME _____ FIRST _____ M.I. _____

SS # _____ DRIVERS LICENSE # _____ D.O.B. ___/___/___

*ADDRESS _____, _____, _____, _____, _____
STREET TOWN STATE ZIP

***If less than two years included former address**

*ADDRESS _____, _____, _____, _____, _____
STREET TOWN STATE ZIP

CO-APPLICANT: TYPE OR PRINT CLEARLY

LAST NAME _____ FIRST _____ M.I. _____

SS # _____ DRIVERS LICENSE # _____ D.O.B. ___/___/___

*ADDRESS _____, _____, _____, _____, _____
STREET TOWN STATE ZIP

***If less than two years included former address**

*ADDRESS _____, _____, _____, _____, _____
STREET TOWN STATE ZIP

Applicant Signature X _____ Co-Applicant Signature X _____