

# APPLICATION FOR RESIDENCY

PLEASE FILL OUT COMPLETELY - ONE APPLICATION PER ADULT WHO WILL BE LIVING IN HOME - THANK YOU.

## Please Tell Us about Yourself

Applicant <small>Last First Middle Maiden</small>				Date of Birth		Social Security #	
Marital Status		Government Issued ID / Driver's License #			9:00 to 5:00 CONTACT PHONE NO.: (     )		Ext.
Email Address				EVENING CONTACT PHONE NO.: (     )			
Any Pets? <input type="checkbox"/> No <input type="checkbox"/> Yes    If so please list Breed/Age/Weight of each:							
Present Address <small>Street # Name Apt. # City State Zip</small>		Rent/Mortgage Pymt \$		<input type="checkbox"/> Own <input type="checkbox"/> Rent		Since / /	
Landlord Mtg. Co. <small>Name Address City State Zip</small>				Phone No. (     )			
Prior Address <small>Street # Name Apt. # City State Zip</small>		Rent/Mortgage Pymt \$		<input type="checkbox"/> Own <input type="checkbox"/> Rent		Since / /	
Have you ever had an eviction filed against you? <input type="checkbox"/> No <input type="checkbox"/> Yes				If yes to either, please explain:			
Have you or any occupants ever been arrested & charged for any offense? <input type="checkbox"/> No <input type="checkbox"/> Yes							

## Please Tell Us about Your Job

Present Employer <small>Name City State Phone No.</small>		(     )	
Position		Supervisor Name	
Monthly Income		From MM/DD/YY to MM/DD/YY	
Previous Employer <small>Name City State Phone No.</small>		(     )	
Position		Supervisor Name	
Monthly Income		From MM/DD/YY to MM/DD/YY	

## Please Give Us the Following Information

Emergency Contact <small>Name Full Address Phone No.</small>		(     )	
Year/Make/Model/Color of All Vehicle(s)			
Name(s) and Age(s) of All Occupants			
References <small>Name Phone</small>		<small>Name Phone</small>	

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 and/or Management Company. 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  \$40.00 as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **PROPERTY DEPOSIT AGREEMENT** \*\*Applicant  has or  has not deposited a "PROPERTY DEPOSIT" of \$\_\_\_\_\_ (equal to one month's rent) in consideration for taking the dwelling 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 Property is taken the "PROPERTY DEPOSIT" shall be applied toward the security/damage deposit. If applicant is approved, but fails to enter into the lease within 3 days of verbal and/or written approval and/or take possession after lease signing, the FULL "PROPERTY 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 "PROPERTY 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 & TO PAY THE FEES NOTED HERE WITHOUT DISPUTE.**

Name on Card	
Credit Card #	
Expiration Date	Security Code

**Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_



10300 49<sup>th</sup> Street N, Suite 112 • Clearwater, FL 33762  
Office 1-866-473-3476 x703 • Fax 1-866-476-0012  
APPLY ONLINE: [www.VentureHomeRentals.com](http://www.VentureHomeRentals.com)

PROPERTY DEPOSIT**	\$ _____
APPLICATION FEE	\$ 40.00
<b>TOTAL PAID WITH APPLICATION</b>	<b>\$ _____</b>
<small>(1 full month's rent &amp; deposits due to move in, any prorated amount will be due on the 1<sup>st</sup> of next month)</small>	
FIRST MONTH'S RENT	\$ _____
PET SECURITY DEPOSIT	\$ _____
ADDITIONAL DEPOSIT / RENT	\$ _____
<b>TOTAL DUE BEFORE MOVE-IN</b>	<b>\$ _____</b>

RECEIVED BY: \_\_\_\_\_ ON: \_\_\_\_\_

**MUST RECEIVE WITH APPLICATION TO PROCESS:**

- APPLICATION FEE
- COPY OF PHOTO I.D.
- PAYCHECK STUB(S) OR PROOF OF INCOME

**LEASE TERM:**

- 1 YEAR
- OTHER: \_\_\_\_\_

**REQUESTED MOVE-IN DATE:**

\_\_\_\_\_

## RESIDENT SELECTION CRITERIA

1. Each adult, 18 or older, that will reside in the rental, must submit a fully completed, dated and signed rental application and fee. Applicant must provide proof of identity. Spouses must submit their own individual rental application. A non-refundable application fee will be required for all adult applicants. If applicant's employer requires a fee to obtain employment information, applicant will be responsible for their employer's fee. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee, processing fee, and/or 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 cosigner. 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 5 years.
4. Self-employed applicants may be required to produce upon request, 2 years of tax returns, 1099s, and/or bank statements... 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 misdemeanor crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", 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 NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. No 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, with the exception of medically necessary animals for the benefit of the occupant. Fees and deposits are waived for medically necessary animals servicing disabled tenants.
9. A minimum non-refundable property preparation fee may be charged to the Resident(s) at time of leasing the property. It will be used at the end of your lease term to cover any needed cleaning, carpet cleaning and rekeying. Other mandatory minimum fees for cleaning, carpet cleaning, rekeying etc may be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, re-keying etc that exceed this nonrefundable property preparation fee or minimum fees.
10. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one month's rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
11. The number of occupants must be in compliance with local ordinances and HUD standards/guidelines for the applied for unit.
12. We may require a holding 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 required security deposit.
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, cosigners, 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 and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

Additional applications can be downloaded or completed online at:  
[www.VentureHomeRentals.com](http://www.VentureHomeRentals.com)