

Criteria: Beds \_\_\_\_ Bath \_\_\_\_ HalfBath \_\_\_\_ Garage \_\_\_\_  
SFH TH Villa Condo HOA

#TEAMFORTRESS

## Fortress Real Estate Associates, LLC - Residential Credit Application and Tenant Screening

RENTAL APPLICATION CRITERIA AND DISCLOSURES must accompany this form. Unmarried Co-Applicants need to complete separate Applications. Please do not leave any blank spaces. Please use black ink.

**Return Application to:** TeamFortress.RE@gmail.com

**Phone:** (954) 866-5664 - Nikki McElhaney

**Co-Broker** \_\_\_\_\_ **Company:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

The UNDERSIGNED hereby makes application to rent the dwelling located at: \_\_\_\_\_

\_\_\_\_\_ **Credit Score:** \_\_\_\_\_ **Evictions:** yes no **Criminal Background:** yes no

**Monthly Rent\* Budget of Proposed Property:** \$ \_\_\_\_\_ **Desired Areas:** \_\_\_\_\_

**Number of People who will Occupy** \_\_\_\_\_ **Relationship** \_\_\_\_\_ **Age(s)** \_\_\_\_\_

**Why moving?** \_\_\_\_\_ **Desired Move-In Date:** \_\_\_\_\_

**APPLICANT** \_\_\_\_\_ **Best Phone** \_\_\_\_\_

**Email** \_\_\_\_\_ **Social Security #** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ **Driver's License #** \_\_\_\_\_ **State** \_\_\_\_\_

**Date of Birth** \_\_\_\_\_ **Present Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code** \_\_\_\_\_ **Country** \_\_\_\_\_

**Previous Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code** \_\_\_\_\_ **Country** \_\_\_\_\_

**Present Landlord/Mortgage Holder** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Mailing Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code** \_\_\_\_\_ **Country** \_\_\_\_\_

**Length of Residence** \_\_\_\_\_ **to** \_\_\_\_\_ **Monthly Rent/Mortgage \$** \_\_\_\_\_ **Mortgage Acct.#** \_\_\_\_\_

**Previous Landlord/Mortgage Holder** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Mailing Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code** \_\_\_\_\_ **Country** \_\_\_\_\_

**Length of Residence** \_\_\_\_\_ **to** \_\_\_\_\_ **Monthly Rent/Mortgage** \_\_\_\_\_ **Mortgage Acct.#** \_\_\_\_\_

**Present Employer** \_\_\_\_\_

Company Name

**Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code** \_\_\_\_\_ **Country** \_\_\_\_\_

**Position** \_\_\_\_\_ **Dates Employed** \_\_\_\_\_ **to** \_\_\_\_\_ **Salary \$** \_\_\_\_\_ **Per** \_\_\_\_\_

**Supervisor** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**SPOUSE** \_\_\_\_\_ **Social Security #** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ **Credit Scores:** \_\_\_\_\_

**Day Phone** \_\_\_\_\_ **Evening Phone** \_\_\_\_\_

**Driver's License #** \_\_\_\_\_ **State** \_\_\_\_\_ **Date of Birth** \_\_\_\_\_

**Present Employer** \_\_\_\_\_

Company Name

**Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code** \_\_\_\_\_ **Country** \_\_\_\_\_

**Position** \_\_\_\_\_ **Dates Employed** \_\_\_\_\_ **to** \_\_\_\_\_ **Salary \$** \_\_\_\_\_ **Per** \_\_\_\_\_

**Supervisor** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Applicant and Spouse: Total Household Income \$** \_\_\_\_\_ **per** \_\_\_\_\_

## Fortress Real Estate Associates, LLC- Residential Credit Application and Tenant Screening (page 2 of 2)

**PETS** Number \_\_\_\_\_ Type \_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_ Age \_\_\_\_\_  
Type \_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_ Age \_\_\_\_\_

**In Case of Emergency, Notify** \_\_\_\_\_  
Name Relationship Phone Number

**Have you ever had an eviction filed or left owing money to an Owner or Landlord?**

**Applicant** ☐ Yes ☐ No **Spouse** ☐ Yes ☐ No

**Have you ever submitted a rental application, but then did not move in?**

**Applicant** ☐ Yes ☐ No **Spouse** ☐ Yes ☐ No

**Have you ever had adjudication withheld or been convicted of a crime?**

**Applicant** ☐ Yes ☐ No **Spouse** ☐ Yes ☐ No

*If you answered Yes to any of the above questions, please explain the circumstances regarding the situation:*

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**Authorization of Release of Information.** Applicant (and Spouse) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history, records, court records, and credit records. This application must be signed before it can be processed by management. Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits, and may constitute a criminal offense under the laws of this State.

**Non-Refundable Application Fee.** Applicant (and Spouse) agree to pay \$100.00 per Applicant as a non-refundable application processing fee.

**Disclaimer.** Fortress Real Estate Associates, LLC neither independently evaluates your application to lease, nor makes the ultimate decision regarding whether your application is approved or declined. Fortress Real Estate Associates, LLC uses the services of vendors to collect information from credit bureaus, check writing recovery services, public court records, and other databases, but does not independently collect, provide, or assemble any information used in evaluating your application. Fortress Real Estate Associates, LLC and its vendors have established uniform and uniformly applied criteria for screening of applicants and for reports to be reviewed and considered by prospective landlords. Fortress Real Estate Associates, LLC neither warrants nor guarantees the accuracy, sufficiency, or reliability of any information obtained or used by any source in connection with a residential credit application or an application to lease. Fortress Real Estate Associates, LLC makes no representations or warranties as to the truth, falsity, accuracy, completeness, or applicability to an applicant of information contained in any reports generated for a prospective landlord.

\_\_\_\_\_  
**Applicant's Signature** Date Print Name

\_\_\_\_\_  
**Spouse's Signature** Date Print Name

☐ Approved ☐ Denied Date \_\_\_\_\_ Comments \_\_\_\_\_

## Rental Application Criteria and Disclosures

**APPLICATION(s) and FEES.** All adult Applicants (over the age of 18), excluding dependent children of any age, must submit a fully completed, dated, and signed Residency Application and fee. (The fee will pay for the cost of all reports provided to the owner in connection with your application.)

- Each Applicant must provide a government-issued photo ID, and a non-refundable processing fee is due for *each* individual or guarantor who is to be a party to the lease. Any Occupant over the age of 18, including dependent children, who is not a party to the lease, although exempt from the Residency Application or fee, will still be required to undergo a background check.
- In the event that the Applicant is renting a unit governed by a condominium or homeowner's association, the Applicant may be required to submit a separate application and fee, and to pay an additional security deposit.
- Application fees, reservation/holding deposits, and all money due before move-in, may be paid by cashier's check, certified check, or money order. Only checks drawn on a US bank will be accepted.
- Application turnaround time is 1-3 business days. Employment, landlord, or out-of-state verifications may take up to an additional 3 business days.

**MINIMUM REQUIREMENTS.** Applicants must have a combined gross monthly income of at least 3 times the monthly rent.

- A minimum of 2 years residential history is preferred. Any Applicant who does not have 2 years residential history in Florida will be asked for an additional fee for a civil and criminal record search.
- The following link will be sent to you via text or email for you to complete the credit, background and eviction report requests
  - <https://apply.link/3CevF87> (See DISCLOSURE 1 below)

**CRIMINAL RECORDS.** Criminal records will be reviewed for convictions of felonies, adjudication withheld within the past 7 years, or misdemeanors pertaining to offenses regarding illegal drugs or crimes against persons or property within the past 7 years. If an arrest record exists, it is up to the Applicant to provide written verification from the proper authorities as to the final disposition of innocence or case dropped.

**PREVIOUS RENTAL HISTORY.** 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 NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.

**PETS.** No pets of *any kind* (except service animals) are permitted without specific written permission from the landlord in the lease document, an addendum to the lease, a non-refundable pet fee acceptable to the landlord, and/or an additional security deposit may be required. A Certificate of Medical Necessity is required for service animals, and pet fees are waived for these animals. The following breeds of dog will *not* be accepted due to insurance liability: Rottweilers, Doberman Pinschers, "Pit Bulls" (aka American Staffordshire Terriers), Bull Terriers, Wolf hybrids, German Shepherds, or Chows.

**EXCEPTION REQUESTS.** We reserve the right to determine the amount the Tenant(s) will be required to pay as security deposit and additional prepaid rent depending on the results of this report. NOTE: Any request for exceptions to these criteria must be submitted in writing to the rental associate for presentation to the landlord for consideration. If approval is then given for such exceptions, we reserve the right to require additional security, such as: a guarantor or co-signer, additional advance rent payments, or any combination of the above.

**DEPOSITS and OCCUPANCY.** Occupancy will not be given until all funds clear the payee's bank.

- Current Occupancy Standards are a maximum of 2 persons per bedroom and may change per HUD Guidelines.
- The following advance payments are commonly due before move-in: First month's rent, last month's rent, security deposit, and any prorated rent for a partial month as required by the lease document.
- Payment of a reservation/holding deposit does not in any way guarantee that the Applicant will be approved for the unit for which the application was made. The unit will remain on the market for rent until Applicant and landlord have bilaterally executed a lease.
- If the application is approved and Applicant fails to enter into a lease, the Applicant shall forfeit his deposit. Once the application is approved, the deposit shall be applied to moneys due under the lease terms.

**FOREIGN PERSONS.** If the Applicant(s) does not have a Social Security number and/or is a "Foreign Person" as that term is defined in the FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT of 1980 ("FIRPTA"), we require that the first 3 months of rent be paid in advance (separate from, and in addition to, any security deposit and last month's advance rent required to be paid under the lease agreement), OR, that the lease agreement be signed by a guarantor who will guarantee all of the Applicant's obligations under the lease agreement, and provided that such guarantor is not a "Foreign Person" as defined in FIRPTA.

**NONCOMPLIANCE.** It is the landlord's right, under the lease, to report all non-compliance with the terms of your lease agreement, failure to pay rent, or any other charges, to the credit bureau.

**DISCLOSURE 1:** Pursuant to the FEDERAL FAIR CREDIT REPORTING ACT, 15 U.S.C., Section 1681, et seq., as amended by the CONSUMER CREDIT REPORTING REFORM ACT of 1996, if the Owner denies you residency or asks for additional security deposit or advance rent based on the information obtained from this application you may request a copy of your credit report from the credit reporting agency within 60 days of your denied application for residency. The credit reporting service named in an adverse action letter has provided information to us and has made a decision based upon our criteria.

**DISCLOSURE 2:** Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals living in their communities. Tenants who deem this information material should contact FDLE toll free at 1-888-357-7332; via e-mail: [sexpred@fdle.state.fl.us](mailto:sexpred@fdle.state.fl.us), or via the internet at [www.fdle.state.fl.us/sexualpredators](http://www.fdle.state.fl.us/sexualpredators). If the property is located within a designated distance from a school as prescribed by statute or municipal/local ordinance, the property owner is obligated to inquire of local law enforcement whether any Applicant is a registered sex offender.

**DISCLOSURE 3: SCHOOL DISTRICTS.** At some point in the lease application process, you may be provided with information regarding the school boundaries for a particular property. Due to school overcrowding in certain areas, school boundaries are subject to change. As a result, the information available to the Owner and the Realtor may not be accurate or current, even though it appears to be from a reliable source. If this information is important to you, contact the local school board directly to verify the correct school boundaries for the particular property you are intending to rent prior to signing a lease.

**ACKNOWLEDGED AND AGREED TO BY:**

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse's Signature

\_\_\_\_\_  
Date