

# APPLICATION FOR RESIDENCY

PLEASE FILL OUT COMPLETELY - THANK YOU

## Please Tell Us about Yourself

Applicant <small>Last First Middle Maiden</small>				Date of Birth	Social Security #	Driver's License #
Apartment #	Rent \$	Home Phone No. ( )	Work Phone No. ( )	Cell Phone No. ( )	Ext. Email	
Have you ever had an eviction filed against you? Yes No			PETS (Keeping of pets requires a pet fee and owner's consent)			
Present Address <small>Street # Name Apt. # City State Zip Rent/Mortgage Pymt</small>		Breed	Age	Weight	Own <input type="checkbox"/>	Since / /
Landlord Mtg. Co. <small>Name Address City State Zip</small>		Phone No. ( )		Own <input type="checkbox"/>	Rent <input type="checkbox"/>	Since / /
Previous Address <small>Street # Name Apt. # City State Zip Rent/Mortgage Pymt</small>		Phone No. ( )		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		

## Employment & Income Information

Present Employer #1 <small>Name Business Address City State Phone No.</small>		( )	
Position	Supervisor	Monthly Income	From / / to / /
Other Employer #2 <small>Name Business Address City State Phone No.</small>		( )	
Position	Supervisor	Monthly Income	From / / to / /
Present Employer #3 <small>Name Business Address City State Phone No.</small>		( )	
Position	Supervisor	Monthly Income	From / / to / /

Emergency Contact <small>Name Full Address Phone No.</small>		( )	
Automobile 1 <sup>st</sup> Car <small>Year Make Model Color Tag #</small>	Automobile 2 <sup>nd</sup> Car <small>Year Make Model Color Tag #</small>		
Occupants Under Age 18 <small>Name Age Name Age</small>	Occupants Over Age 18 <small>Name Age Name Age</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 \$\_\_\_\_\_ as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **APARTMENT TURNOVER FEE AGREEMENT** In this case Applicant has deposited a "TURNOVER FEE" equal to \$\_\_\_\_\_ 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; the "TURNOVER FEE" shall be applied toward the costs of a light cleaning, up to a full paint and a steam cleaning of the unit at the end of the lease. 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 "TURNOVER FEE" 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 "TURNOVER FEE" 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

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

APPLICATION FEE	\$ _____
TURNOVER FEE	\$ _____
PET FEE	\$ _____
SECURITY DEPOSIT	\$ _____
ADDITIONAL DEPOSIT*	\$ _____
FIRST MONTH'S RENT	\$ _____
TOTAL DUE BEFORE MOVE-IN	\$ _____
*Additional deposit determined after credit check	
RECEIVED BY: _____	
APPROVED BY: _____	\$ _____

**OFFICE USE ONLY**

COMMUNITY \_\_\_\_\_

APT. # \_\_\_\_\_

RENT \_\_\_\_\_

APT. TYPE \_\_\_\_\_

TERM OF LEASE \_\_\_\_\_

MOVE-IN DATE \_\_\_\_\_

CREDIT REPORT \_\_\_\_\_

INCOME/PHOTO ID \_\_\_\_\_

**\*\*MUST BRING THE FOLLOWING\*\***

**Application Fee \$50.00 per applicant**

**Proof Of Income**

**Copy of ID**

**SAUL SILBER PROPERTIES  
RESIDENT SELECTION CRITERIA  
EFFECTIVE DECEMBER 2017**

**APPLICATION SUBMITTAL AND RIGHT TO REVIEW LEASE.** If you submit an application, a non-refundable fee will be charged to cover the cost of credit reports, criminal history reports, overhead, etc., in processing of your application. Before you submit your application or pay any application fee(s), turnover fee(s), or security deposit(s), we recommend that you review our lease form, and any community policies that will be part of the lease. You may take as long as you like in reviewing them. Set forth below are the policies of Saul Silber Properties (the "Company" or "Management") that will be used in determining your eligibility for leasing.

**APPLICATION FEE.** A non-refundable application processing fee of \$50.00 per person will be required for each application. Any prospective resident and any occupant over the age of 18 is required to submit an application for a criminal history check. Management may deny the application if any one of the multiple applicants or any adult who will be a listed occupant in the dwelling has been arrested for a felony offense involving actual or potential physical harm to a person(s) or property(s), or involving possession, manufacture, or delivery of any controlled substance, illegal drugs, drug paraphernalia or weapons.

**INCOME/CREDIT.** The applicant must have acceptable income and credit history. Applicants' income must be at least 3 times the gross rent. Credit history must be satisfactory with a beacon score of 650\*. An outside agency is used in connection with the verification of the applicant's credit. In addition, the applicant must provide evidence of income satisfactory to Management as requested by Management. Management considers a number of factors in its determination, and these factors may include, but are not limited to the following: Credit history, criminal history, income, applicant's debt and debt service requirements, debt payment history, eviction history, social security fraud history, information contained in databases of the FBI and state and local law enforcement organizations with respect to the applicant(s), and such other relevant information. \* Beacon scores below 650 may result in a higher security deposit and/or requirement to pay advance rent. Beacon scores below 600 must have corporate office approval and are reviewed on a case-by-case basis.

**CRIMINAL HISTORY.** Applicant(s) and/or occupant(s) must not have been convicted for a felony or misdemeanor involving actual or potential physical harm to a person(s) or property, or involving possession, manufacture, or delivery of any controlled substance, illegal drugs, drug paraphernalia, or weapons. Misdemeanor theft by check may be acceptable if all monies, including rent payments are paid by money order or cashier's check. A history of felony arrest(s) will be evaluated on a case-by-case basis.

**GUARANTORS.** Guarantor(s) who are acceptable to the Company may be required when an applicant's application does not satisfy the above requirements, with the exclusion of criminal history.

**AGE.** Lessor must be an "adult" as defined by the laws of the state of Florida, unless otherwise provided by law.

**MAXIMUM OCCUPANCY.**

- 2 persons in a 1-bedroom unit
- 4 persons in a 2-bedroom unit
- 6 persons in a 3-bedroom unit
- 8 persons in a 4-bedroom unit

Infants, defined as under the age of 12 months, shall not be included in determining occupancy. If applicable law requires higher or differing occupancy ratios, the Company will comply with those laws.

**TURNOVER FEE.** A turnover fee is set forth to offset the costs for a normal cleaning, a carpet steam cleaning, and up to a full paint at the completion of your lease. Refer to the Company's Departing Policies for additional information. **Turnover Fees are as follows: \$250.00 for a one bedroom, \$350.00 for a two bedroom, \$450.00 for a three bedroom, and \$550.00 for a four bedroom. These fees are due at time of move in.**

**PAYMENT.** Rent is due on the **1<sup>st</sup> day of each month.** Applicable fees outlined in the Lease will apply if rent is not paid as agreed. For returned checks, a service fee, and late charges may apply. Personal checks are not acceptable for late rent. Fee schedules are outlined in the Lease. If there are roommates or co-residents, or sublet residents, each is fully responsible for the entire rental payment if one doesn't pay his or her share; and all must execute the lease. Partial rent payments are not acceptable. Evictions generally are filed with the courts by the 15<sup>th</sup> of each month for any unpaid balance.

