

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 #									
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		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									

Employment & Income Information

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

Emergency Contact		Name		Full Address		Phone No. ()					
Automobile 1st Car		Year		Make		Model		Color		Tag #	
Automobile 2nd Car		Year		Make		Model		Color		Tag #	
Occupants Under Age 18		Name		Age		Name		Age			
Occupants Over Age 18		Name		Age		Name		Age			

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 \$40.00 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 \$40.00 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 **1st 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 15th of each month for any unpaid balance.

