

APPLICATION FOR RESIDENCY
PLEASE FILL OUT COMPLETELY - THANK YOU

Please Tell Us about Yourself

Last	First	Middle	Maiden	Date of Birth	Social Security #	Driver's License #
Applicant						
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	Name	Apt. #	City	State	Zip	Rent/Mortgage Pymt
Landlord Mtg. Co.	Name	Address	City	State	Zip	Phone No. ()
Previous Address	Name	Apt. #	City	State	Zip	Rent/Mortgage Pymt
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?				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 1 st Car	Year	Make	Model	Color	Tag #	Automobile 2 nd Car	Year	Make	Model	Color	Tag #	
Occupants Under Age 18	Name	Age	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	\$ _____	OFFICE USE ONLY
TURNOVER FEE	\$ _____	COMMUNITY _____
PET FEE	\$ _____	APT. # _____
SECURITY DEPOSIT	\$ _____	RENT _____
ADDITIONAL DEPOSIT*	\$ _____	APT. TYPE _____
FIRST MONTH'S RENT	\$ _____	TERM OF LEASE _____
TOTAL DUE BEFORE MOVE-IN	\$ _____	MOVE-IN DATE _____
*Additional deposit determined after credit check		
RECEIVED BY: _____		
APPROVED BY: _____	\$ _____	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.

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

Application Fee \$40.00 per applicant

Proof Of Income

Copy of ID

FAIR HOUSING. Non-discrimination on the basis of race, color, religion, sex, national origin, familial status or handicap is the comprehensive policy of this Company.

WATER FURNITURE. Water furniture is acceptable on first floor only, with insurance and Management's written approval.

RECREATIONAL VEHICLES. If recreational vehicles are permitted on the property, they must be parked in the area designated by Management. All vehicles must be registered with the Management office.

ANIMALS (PETS). Acceptable animals include domestic cats, fish (maximum tank size of 50 gallons and must have Management's prior written approval), caged birds and dogs*, caged ferrets and caged rabbits. No snakes, iguanas or pot-belly pigs are permitted. Canine Breed restrictions are as follows: No Rottweiler, German Sheppard, Bulldog, Chow, Pit Bull and Akita are not allowed at any Saul Silber Properties per insurance requirements. *Not all communities permit Dogs. When an animal is permitted on a property, a recent photograph of the animal and an additional deposit and monthly pet rent is required. This policy does not apply to disabled persons who require the use of a support animal, which will be reviewed on an individual basis. A \$100.00 Pet Fee per animal is required for cats. \$200.00 Pet Fee for dogs, plus a monthly pet rent of \$25 per pet. Caged rabbits and ferrets require a one-time fee of \$50 per pet and monthly pet rent of \$25 per pet. There is a maximum of two pets allowed per apartment. A separate Pet Lease must be completed and proper fees paid prior to the animal arriving at the property. Additional terms are outlined on the Pet Lease.

COMMUNITY POLICIES. All residents and occupants agree to abide by the community policies for health, safety and living enjoyment at the community.

ACKNOWLEDGEMENT. I have read, understand and accept the above as qualifying standards and rental policies of this Community. Further by signing below, I authorize a credit report(s) being ordered, prepared and delivered in connection with my application or tenancy at this Community, whether during or following such tenancy.

COMMUNITY NAME: _____

DATE: _____

Applicant's Printed Name

Signature

Applicant's Printed Name

Signature

Applicant's Printed Name

Signature