

HD REALTY, INC. 1499 S.R. 434 West Longwood, Fl 32750

Office: 407-260-8800 Fax: 407-260-2581

Rental Application

Application Fee \$60.00 per Adult NON-REFUNDABLE

No personal checks accepted-cash, money order or cashier's check only

Money Received: \$ _____ Date: _____

Personal Information

Applicants Name:

First _____ Middle _____ Last _____
SS# _____ D.O.B. _____
Present Address _____ City _____ State _____ Zip _____
E-mail: _____ Driver Lic # _____ State _____
Phone HM # (____) _____ Cell # (____) _____

Co-Applicants Name:

First _____ Middle _____ Last _____
SS# _____ D.O.B. _____
Present Address _____ City _____ State _____ Zip _____
E-mail: _____ Driver Lic # _____ State _____
Phone HM # (____) _____ Cell # (____) _____

Children's Names and Ages _____

Landlord Info for Two Years

Applicant:

Current Landlord's Name _____ Phone # (____) _____
Monthly \$ _____ Dates: _____ to _____

Previous Address _____ Zip _____
Landlord's Name _____ Phone # (____) _____
Monthly \$ _____ Dates: _____ to _____

Co-Applicant:

Current Landlord's Name _____ Phone # (____) _____
Monthly \$ _____ Dates: _____ to _____

Previous Address _____ Zip _____
Landlord's Name _____ Phone # (____) _____
Monthly \$ _____ Dates: _____ to _____

Employment Information

Applicant

Present Employer _____ Phone # (____) _____
Address: _____
How Long _____ Position _____ Income _____ per month

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Prior Employer _____ Phone # (____) _____
Address: _____
How Long _____ Position _____ Income _____ per month
Other Sources of Income: _____ Amount _____

Co-Applicant

Present Employer _____ Phone # (____) _____
Address: _____:
How Long _____ Position _____ Income _____ per month

Prior Employer _____ Phone # (____) _____
Address: _____
How Long _____ Position _____ Income _____ per month
Other Sources of Income: _____ Amount _____

Automobile Data

Year _____ Make _____ Model _____ Tag _____ State _____
Year _____ Make _____ Model _____ Tag _____ State _____
Other Vehicles, Boats or RVs: _____

Pet Information

Photo ID Required on all Pets

Dog: How Many _____ Breed _____ Weight _____
Cat: How Many _____ Breed _____ Weight _____
Other: _____

Miscellaneous Information

In case of Emergency, whom should we notify?
Name: _____ Phone (____) _____

Nearest relative NOT residing with you:
Name: _____ Phone (____) _____

Have you or the co-applicant ever had an eviction filed against you? _____ If Yes, when: _____
Why _____
Evicting Landlord _____ Phone (____) _____

Have you or the co-applicant ever been evicted/vacated by a landlord? _____ If Yes, when: _____
Why _____
Evicting Landlord _____ Phone (____) _____

Have you ever filed for bankruptcy or been foreclosed on? _____ If Yes, When: _____

Reason for Moving: _____

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Applicant(s) represent that all the above information is true and complete and authorizes the verification of same by responsible means, including credit reports and to share such information with the property Owner(s). Applicant(s) understand that false information given herein may constitute grounds for rejection of this application and/or forfeiture of any money paid. Applicant(s) have paid the sum of \$_____ towards (address) _____ with the understanding that this application is subject to approval and acceptance by the Agent/Owner. Upon approval and acceptance, the applicant agrees to execute the Agent/Owner's standard Rental Agreement within 48 hours of approval and to pay any balance before possession of the residence is given, or **all the money will be forfeited to the Agent/Owner. Application fees paid are NOT refundable.** The applicant(s) hereby waive any claim for damages by reason of non-acceptance of application. Application Fees include any that were submitted via PayPal, Money Order, Cash, Cashier's Check or any other online or banking formats. If paid via PayPal or any other online method, I hereby authorize the payment of the application fee. This application is for information only and does not obligate the Agent/Owner to execute a Rental Agreement nor to deliver possession of the proposed residence.

NOTICE: The undersigned acknowledges that HD Realty, Inc. and its property managers are acting as Agents for the property owner and as such have the following duties and obligations:

To the Owner(s): fiduciary duties and undivided loyalty, fidelity, confidentiality and full disclosure of all material information.

To the Tenant(s) and Owner(s): exercise of reasonable care and skill and to deal honestly, fairly and in good faith in all matters.

RENTAL Approval Criteria Available Upon Request.

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit.

Lease Start Date: _____ Rent Amt: _____ Deposit Amt: _____ Date: _____

Applicant Signature: _____ Date: _____

Co-App Signature: _____ Date: _____

Once Applicant Has Placed Deposit Towards Rent It Is Forfeited Towards Rent And Is Not Refundable

Rental Agent: _____ Date: _____

Special Request: _____

Copies of Driver's licenses & social security cards & proof of income for Each applicant are required when you turn in this application.

OFFICE USE:

Date Received: _____ Time Received: _____ Received By: _____

Owner Approved: _____ Date: _____ PM: _____

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Rental Application Disclosure and Authorization

Application Name (PRINT): _____ Social Security Number: _____

I, the undersigned Applicant, affirm that the information contained in this rental application is true and correct. I understand that misstatements either false or incorrect may result in rejection of this and any future rental application managed by HD Realty, Inc, and/or my lease may be held in default and I may be subject held in default and I may be subject to eviction.

I authorize the investigation and release of the information on all statements contained herein, including but not limited to a credit report, rental information, employment verification and all public records to HD Realty, Inc, and all providers of the information on the applicant listed above. I hereby waive any right of action now or hereafter accruing against any person or entity as a consequence of the release of exchange of such confidential information.

I understand that due to the FAIR CREDIT REPORTING ACT, I will not be furnished with a copy of my credit report for HD Realty, Inc. I understand and agree that this rental application and any and all work product produced in evaluation of this rental application is the sole and exclusive property of HD Realty, Inc.

HD Realty, Inc. welcomes all applicants and supports fair housing. HD Realty Inc. does not refuse to rent any housing accommodations or property or in any other way discriminate against a person because of sex, sexual orientation, marital status, race creed, religion, age, familial status, disability, color, national origin, or any other protected basis. It is the policy of HD Realty, Inc. to waive animal restrictions in a case where an animal is necessary to accommodate a person with a disability.

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present a health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit. Any radon testing will be at applicant's expense and must be completed prior to the occupancy date of the lease agreement.

Molds are naturally occurring organisms that may or may not be present health risks to certain individuals who are exposed to molds over time. Additional information regarding mold and mold testing may be obtained from your County Public Health Unit. Any mold testing will be at applicant's expense.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose a health hazard if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before Renting pre-1978 housing landlords must disclose the presence of known lead-based paint and lead-based hazards in the dwellings. Tenants must also receive a federally approved pamphlet on lead poisoning prevention. It is the policy of HD Realty, Inc. To provide this disclosure and federally approved pamphlet before renting any pre-1978 housing.

The policy of HD Realty, Inc. Is to report any amounts owed at the end of tenancy to a collection agency and/or national credit reporting agency.

NOTICE: Pursuant to Florida Statutes, Section 45.278, you are advised that HD Realty, Inc. is a licensed real estate corporation acting as the exclusive agent of the Property Owner, is representing the Property Owner's interest in any and all rental transactions, and is being paid a commission by the Property Owner for leasing and management services. Should you desire you are intitled to your own representation.

Applicant Signature _____ Date Signed: _____

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