

Realty Masters of FL Application for Residency

4400 Bayou Blvd Ste 58-B, Pensacola, FL 32503 Phone: 850-473-3983 / Fax: 850-473-3975 Complete Online <u>www.PensacolaRealtyMasters.com</u>

THE FOLLOWING POLICIES HAVE BEEN ESTABLISHED TO ENSURE THAT ALL PROSPECTIVE APPLICANTS FOR A PROPERTY ARE PROCESSED BY REALTY MASTERS OF FL AND WILL BE TREATED EQUALLY AND FAIRLY. Realty Masters of FL is an Equal Opportunity Housing provider and does not discriminate based on race or color, age, religion, sex, national origin, familial status, or disability.

APPLICANTS AND APPLICATION FEE

Complete applications will be processed in the order received. If you feel you meet the guidelines for qualifying, we encourage you to apply. If you do not, we do not recommend that you apply.

- o Each person 18 years of age or older, that will reside in the property, must complete an application.
- o Each applicant must provide proof of identity with a valid state issued photo ID or passport.
- There is a \$50.00 non-refundable application fee per applicant and a \$35.00 non-refundable application fee
 per applicant for active-duty military and spouse. Application fees are accepted in person with cash or
 money order only. Credit or debit card payments are accepted online only.
- Your application will not be considered without a complete and signed application for each adult over the age of 18 as well as a valid photo ID, most recent month's verifiable proof of income, an application fee for each applicant, and photos of any animals residing in the property. **INCOMPLETE APPLICATIONS, AS WELL AS APPLICATIONS WITH FALSE INFORMATION, WILL NOT BE CONSIDERED.**
- Realty Masters reserves the right to ask for additional documentation regarding income, landlord history, and any other documents or information submitted that appear to have discrepancies, false or misleading information. Failure to provide further verification or documentation will result in application denial.

CRITERIA FOR APPROVAL

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The following criteria has been established for approval. All applicants must meet these criteria. Where there are co-applicants, owner may deny all applicants based on one or more co-applicants' failure to pass criteria.

- 1) **Credit score of 600 or higher is required**. A credit inquiry will be made through TransUnion. Credit history must not contain judgments, history of late payments or collections within the past year. Liens and bankruptcy within the last 2 years and eviction filings and foreclosures within the last 3 years will be grounds for disqualification.
- 2) A minimum of one (1) year residential history is required. Rental references from relatives or friends may not be considered. Previous rental history reports from landlords must reflect timely payments, sufficient notice of intent to vacate, no complaints regarding noise or illegal activities, no unpaid NSF checks, no damage to the unit caused by either the tenant(s) or animal(s), and no outstanding monies owed to landlord. Unsatisfactory reported information is grounds for disqualification.
- 3) Applicants' combined gross monthly income must be three (3) times the amount of the monthly rent. Applicant must provide one month of their most recent paystubs. Self-employed applicants must provide their most recent personal tax return and three (3) months of personal bank statements. All income must be verifiable, consistent, and documented to be considered. Student loan and GI Bill income is not considered. Special income like overtime pay, bonuses, retirement benefits, bonus income, tips, child support, spousal support, and other types of income will require additional documentation and may or may not be considered. If you have received a raise that has not yet taken effect, are relocating to the area for a new job, or transferring with your current employer to the area, please provide the official signed acceptance letter with your start date and your income details on company letterhead and signed by the employer. In addition to this letter, you will need to provide your most recent one month of pay stubs from your current job. This information will be taken into consideration and is subject to owner approval.
- 4) A background check will be completed on each applicant.

INITIAL #1 #2	
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PETS AND ASSISTANCE ANIMALS

- Pets are accepted on a case by case basis with owners' approval and a \$250 non-refundable pet fee per pet. It is the sole discretion of the owner to approve or deny for any reason a pet request by the tenant. The owner may request additional pet fees or pet rent at their discretion. For your pet(s) to be considered, you must complete the pet section on the application and supply current photos.
- Due to insurance regulations, animals we cannot accept include, but are not limited to: Doberman Pinschers, German Shepherds, Pit Bulls, Chows, Rottweilers, Siberian Huskies, Alaskan Malamutes, American Bull Terrier, American Staffordshire or Bull Terriers, English Bull Terriers, Akitas, Korean Jindos, Presa Canarias, Hybrid or Purebred Wolves, or Coyotes and Wild Dogs or any other aggressive breed or mix of an aggressive breed. These policies do not apply to assistance animals.

Assistance animals are welcome with proper documentation from a medical professional or reliable third party. See our Assistance Animal Policy for more information regarding assistance animals.

NON-REFUNDABLE APPLICATION FEE-Applicant(s) has paid to Landlord and/or management company herewith the sum of \$50 per adult; \$35 per adult for active-duty military and spouse as a NON-REFUNDABLE APPLICATION FEE for costs, expenses and fees associated with processing the application. If an application is not processed, we can administer a refund by request, but a \$10.00 processing fee, per applicant, will be held from the application fee refund total.

APPROVAL: Once approved, applicant must immediately sign lease. A \$50 administrative fee and holding fee must be paid with certified funds within 24 hours. Realty Masters does not take the property off the market until a holding fee is paid. HOLDING FEES AND SECURITY DEPOSIT: Holding Fees are required to be paid within twenty-four hours after a completed application has been approved. Failure to pay this will result in your application being denied. Once paid, the holding fee is NONREFUNDABLE. If Applicant has deposited a HOLDING FEE, the dwelling will be taken off the rental market. This holding fee is not a security deposit. However, it will be credited toward the required security deposit when the Lease Agreement is signed by all parties. If applicant is approved, but fails to enter into the lease within 3 days of verbal and/or written approval being communicated to applicant, the application will be denied and the application process closed with the holding fee being forfeited as stated above. If the tenant fails to take possession after the lease is signed and the lease term begins, applicant understands and agrees that the security deposit is automatically forfeited to the Landlord or Management. INITIAL #1_______#2 ______

CONDITIONS OF MOVE IN

- If the property is still occupied when the lease is signed, the lease must start no later than 14 days after tenants vacate. If a property is vacant when the lease is signed, the lease must start no later than 10 days from the date the lease was signed.
- All move in funds are to be paid in certified funds payable to Realty Masters. Holding fees, \$50 Administrative Fee, first (1st) full month's rent, and any applicable pet fees are to be paid in cashier's check or money order only. Proof of all utilities being transferred as of the date of possession is also required before keys are provided NO CASH, PERSONAL CHECKS, and DEBIT OR CREDIT CARDS. Prorated rent, if applicable, is due the first day of the following month. Tenants moving in on the 25th or later require payment of prorated rent, as well as the full first month's rent, at the time of move in.
- Applicant has read the lease and all addendums and agrees to its terms upon completing application. A copy
 of the Realty Masters lease can be found on our website.

CONDITIONAL APPROVALS AND EXCEPTIONS TO POLICIES

Any exceptions to our policy will need to be submitted in writing for presentation to the owner for consideration. The acceptance of a co-signer is not normal policy and is subject to approval or denial by the owner on a case-by-case basis. If a co-signer is allowed by the owner, the co-signer must also apply. If approval is then given for such exceptions, additional holding fees, co-signers, and/or additional advance rental payments will likely be required.

From time to time, we encounter individuals that are not a fit for our standards of professional conduct. In these cases, we invite them to consider another property management company or landlord to serve their housing needs. We exercise the discretion and right to refund your application fee and holding fee and wish you well in your shopping for a new residence

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should this situation occur.

CURRENT REALTY MASTERS RESIDENTS

If you currently lease a home through Realty Masters, we will waive your application fee. However, a new application with all requested documentation must be submitted and processed. Tenants must meet all criteria set forth to qualify. A new holding fee and new pet fees, if applicable, must be paid at the time of lease signing.

VIEWING PROPERTY BEFORE RENTING AND RENTING SIGHT UNSEEN We strongly encourage everyone to view the property prior to applying. If applicant is not in the area to view, we can work closely with a friend, co-worker, or sponsor to view the home for you. If you choose to lease a house sight unseen, you will be required to sign a sight unseen addendum. If you are out of the area, we strongly suggest you have a representative view the home in your absence and complete neighborhood research prior to applying or entering a lease. Any application fees, holding fees, rent, and/or pet fees are nonrefundable should you decide you do not want to move forward. Have you viewed the home in person: No \square Have you read the criteria? No \square **ACKNOWLEDGEMENT OF APPLICATION FOR RESIDENCY POLICIES** I/we understand that everyone 18 years or older that will be living at the property must complete an application and provide necessary documentation before my application can be considered complete and processed. By signing below, I/we agree that I/we have read and agree to the Application for Residency policies and attest all information presented to be true and accurate. I/we authorize my application to be processed once completed: Applicant #1 Signature Print Name Clearly Date Applicant #2 Signature Date Print Name Clearly APPLICATION AUTHORIZATION & CONSENT FOR RELEASE OF INFORMATION Applicants represent that all the statements and representations submitted to Realty Masters during the application process are true and complete, and hereby authorize verification of the above references and credit records. Applicant understands that an investigative consumer report including information about any character, credit history, general reputation, personal characteristics, standard of living, and all public record information including criminal records, may be made. Applicant authorizes verification of all information by Realty Masters. Applicant has the right to make a written request within a

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Applicant #1 Signature	Date	Print Name Clearly
Applicant #2 Signature	Date	Print Name Clearly

Realty Masters Application for Residency Updated 2/2	Realty Masters	sters Applicatio	n for Residency	Updated 2/23
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Appl. #1 Appl. #2 (Please X if attached) I/we have included the following Copy of Photo ID Most recent full month proof of income or 3-month Documented sources of any and all income to be a A \$50 application fee per adult (\$35 active-duty month Photos of any animals residing in the property and	ths bank statements & tax return if self-employed used in consideration for approval ilitary & spouse)
PROPERTY AND CRITERIA INFORMATION	
Property Applying for:	Desired Move In Date:
Did you view the property in person? \triangle Yes \triangle No Video \triangle Yes \triangle No	Were you referred by someone?
Do you believe you meet all the criteria as outlined? Δ Yes Δ No Expl	
- т	
CO-APPLICANTS - ALL ADULTS OVER THE AGE OF 18 MUST COM	ADJETE APPLICATION AND SURMIT DOCUMENTS
Are you applying with other occupants? \triangle Yes \triangle No If yes, complete:	Name:
Name:	Name:
Name:	Name:
CHILDREN OCCUPYING THE PREMISES FOR ALL OCCUPANTS	
Total number of children living with you under age of 18?	*Children living at home above the age of 18 will need to apply.
Name: Age:	Name: Age:
Name: Age:	Name: Age:
Name: Age:	Name: Age:
APPLICANT 1 INFORMATION -Must supply copy of driver's lice	nse
Applicant Name :	Alias or Maiden Name:
Date of Birth:	Social Security #:
Driver's License #:	State: Expires:
Best Phone #:	E-mail:
Auto Year: Make: Model:	State/License plate #:
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RESIDENCY INFORMATION – Must provide landlord contact inf	o if applicable
Current Address:	City, State, Zip:
Do you: Δ Rent Δ Own Since when?	Current Rent: \$
Landlords Name: Phone #	Email:
Reason for leaving:	How long at this address?
Have you given notice to vacate? Δ Yes Δ No	Move out date:
Do you have renter's insurance? Δ Yes Δ No	If No, will you get renter's insurance? Δ Yes Δ No
PREVIOUS RESIDENCY INFORMATION	inter, this you get renter a mountainer. It is a little
Previous Address:	City, State, Zip:
Landlords Name: Phone #	Email:
How long at this address?	Reason for leaving:
Tiow long at this address:	Reason for leaving.
CREDIT INFORMATION – Each applicant must have credit score	
Will your credit score be above the acceptable minimum score of 600?	Δ Yes Δ No Δ Unsure
If no, please explain:	
INCOME INFORMATION –Must provide 1 month's proof of inco	me or tax return & 3 months bank statements
Are you self-employed? Explain:	
Employer: How long at job?	Phone #
Monthly Income: \$ Position:	Other Income: \$

Explain any other income:		
What is your total household	monthly income?	Does it equal 3x monthly rent? Δ Yes Δ No
Do you have a checking accou	unt? \Delta Yes \Delta No	Average monthly balance:
Previous Employer:	How long at job?	Phone #:
If Military, are you authorized	d to live off base? Δ Yes Δ No	If Military, what type of orders do you have? Δ PCS Δ TDY

REFERENCES & EMERGENCY CONTACT	
Personal Reference Name:	Address:
Relationship to you:	Phone #:
Emergency Contact Name:	Address:
Relationship to you:	Phone #:

Have you ever had an eviction? Δ Yes Δ No When? Have you had a foreclosure? $\Delta \text{ Yes } \Delta \text{ No When}$? Have you ever willfully and intentionally refused to pay any rent when due? Δ Yes Δ No Explain: Have you ever been served with a notice of non-compliance? Δ Yes Δ No Explain: Do you owe any landlords outstanding balances? Δ Yes Δ No Explain: Have you ever filed a petition of bankruptcy? Δ Yes Δ No If yes, when and what type? Do you plan to run a business in the residence? Δ Yes Δ No Please explain: Have you or any members of your household ever been convicted of, plead guilty or no contest to, any felony criminal offense or had any felony criminal offense other than a traffic infraction with a disposition other than by acquittal or a finding of not guilty? Have you or any members of your household ever been convicted of, plead guilty or no contest to, a felony for manufacturing, selling, and/or distributing drugs, causing bodily harm to another, or property crimes including but not limited to arson or property damage within the past seven (7) years? Δ Yes Δ No Have you or any members of your household ever been convicted of, plead guilty or no contest to a sexual related offense or are a registered sex offender? Δ Yes Δ No If yes to any of the foregoing, please provide written details for each conviction showing what court in which the plea or verdict was entered and include the charges you were convicted of, pled guilty or no contest to, the date of such conviction, and describe the punishment given._ Are you currently on probation or parole? Δ Yes Δ No Please provide written details for any additional information or explanation as to the circumstance surrounding such conviction or efforts of rehabilitation, if applicable, that you want to provide. Failure to provide the written specifics will result in your application being incomplete and therefore, will not be processed.

APPLICANT	#1 PET INFORMATION	DN- photos must be provi	ded of each pet		
Do you have	pets? \Delta Yes \Delta No		Total number o	f pets in your hous	sehold?
Type:	Breed:	Color:	Name:	Age:	Weight:
Type:	Breed:	Color:	Name:	Age:	Weight:
Type:	Breed:	Color:	Name:	Age:	Weight:
Type:	Breed:	Color:	Name:	Age:	Weight:
Are your pet	ts registered with the ci	ty/ county? ∆ Yes ∆ No	Are your pets (up to date on vaco	cines? Δ Yes Δ No
ASSISTANC	E ANIMAL APPLICAN	T #1			
Do you have	a service or emotional	support animal? ∆ Yes ∆ No	If yes, \Delta Service Anima	$oldsymbol{\Delta}$ Emotional	Support Animal
Туре:	Breed:	Color:	Name:	Age:	Weight:
Type:	Breed:	Color:	Name:	Age:	Weight:
If yes , do yo	u have a letter from a n	nedical professional or reliable	e third party to provide	with application?	Δ Yes Δ No

If you have additional applicant, please continue on to the next page.

APPLICANT 1, PLEASE ANSWER THE FOLLOWING

or Maiden Name: Security #:
Expires: il: /License plate #: info if applicable State, Zip: ent Rent \$: long at this address? e out date: , will you get renters insurance? \(\Delta \) Yes \(\Delta \) No State, Zip: : on for leaving: tax return & 3 months bank statements e #:
il: /License plate #: info if applicable State, Zip: ent Rent \$: long at this address? e out date: will you get renters insurance? \(\Delta \text{ Yes } \Delta \text{ No} \) State, Zip: con for leaving: tax return & 3 months bank statements e #:
Info if applicable State, Zip: Ent Rent \$: Iong at this address? E out date: I, will you get renters insurance? Δ Yes Δ No State, Zip: E on for leaving: tax return & 3 months bank statements E #:
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r Income: \$
it equal 3x monthly rent? Δ Yes Δ No
age monthly balance:
e #:
itary, what type of orders do you have? \triangle PCS \triangle TDY
or higher to be approved
Δ No Δ Unsure
SS::
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d a forcelosure? A Ves A Ne When?
d a foreclosure? \Delta Yes \Delta No When?
Δ No Explain:
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ttype?

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INITIAL #1_____#2 ____

Realty Masters Application for Residency Updated 2/23

Have you or any members of your household ever been convicted of, plead guilty or no contest to, any felony criminal offense or had any felony criminal offense other than a traffic infraction with a disposition other than by acquittal or a finding of not guilty? Δ Yes Δ No Have you or any members of your household ever been convicted of, plead guilty or no contest to, a felony for manufacturing, selling, and/or distributing drugs, causing bodily harm to another, or property crimes including but not limited to arson or property damage within the past seven (7) years? Δ Yes Δ No Have you or any members of your household ever been convicted of, plead guilty or no contest to a sexual related offense or are a registered sex offender? Δ Yes Δ No If yes to any of the foregoing, please provide written details for each conviction showing what court in which the plea or verdict was entered and include the charges you were convicted of, pled guilty or no contest to, the date of such conviction, and describe the punishment given. Are you currently on probation or parole? Δ Yes Δ No Please provide written details for any additional information or explanation as to the circumstance surrounding such conviction or efforts of rehabilitation, if applicable, that you want to provide. Failure to provide the written specifics will result in your application being incomplete and therefore, will not be processed. PET INFORMATION APPLICANT #2- photos must be provided of each pet Do you have pets? \triangle Yes \triangle No Total number of pets in your household? Breed: Type: Color: Name: Age: Weight: Type: Breed: Color: Name: Weight: Age: Breed: Type: Color: Name: Weight: Age: Are your pets registered with the city/ county? Δ Yes Δ No Are your pets up to date on vaccines? $\Delta \operatorname{Yes} \Delta \operatorname{No}$ **ASSISTANCE ANIMAL APPLICANT #2** Do you have a service or emotional support animal? $\Delta \text{ Yes } \Delta \text{ No}$ If yes, $\Delta \text{ Service Animal}$ **∆** Emotional Support Animal Type Breed Color Name Weight Age Color Weight Type Breed Name Age If yes, do you have a letter from a medical professional or reliable third party to provide with application? Δ Yes Δ No