



3941 Santa Ana Rd. North Port, FL 34288 941-240-6121 www.realestatebydalethomas.com Fax: 941-240-6122

RESIDENT SELECTION CRITERIA

1. All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. A **non refundable** application fee will be required for all adult applicants. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit. This application can be paid with cash, check made payable to Realty by Dale Thomas or with a credit card at www.realestatebydalethomas.com.
2. Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co signer.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 3 years. Please see line 13 below.
4. Self employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. No pets (with the exception of medically necessary pets for the benefit of the occupant(s)) of any kind are permitted **without specific written permission of landlord** in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
10. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
11. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
12. We may require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the required security deposit.
- 13. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, co signers, and/or additional advance rent payments may be required.**
14. Our company policy is to report all non compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.



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RENTAL APPLICATION

Today's Date _____ Date of anticipated move in _____

Property Address _____

Monthly Rent _____ Security Deposit _____ Pet Deposit _____

APPLICANT

Full name of applicant _____

Present Address _____

Telephone number (home) _____ Cell _____

Email Address _____ DOB _____

Social Security Number _____ Driver's License # _____

APPLICANT'S EMPLOYMENT

Name of present employer _____

Address _____

Position _____ Date Started _____

Monthly Income _____ Phone _____

Supervisor's Name _____

Other Income Sources _____

SPOUSE

Full name of spouse _____

Phone Number _____ DOB _____

Social Security Number _____ Driver's License # _____

Cell _____ Email _____

SPOUSE'S EMPLOYMENT

Name of present employer _____

Address _____

Position _____ Date Started _____

Monthly Income _____ Phone _____

Supervisor's Name _____

Other Income Sources _____

PRESENT LANDLORD OR MORTGAGE COMPANY

Name of landlord or mortgage company _____

Telephone number of landlord (Home) _____ Cell _____

Monthly rent or mortgage payment _____

Move in date _____ Move out date _____

PERSONAL REFERENCES

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

EMERGENCY

In case of emergency contact _____

Phone _____ Relationship _____

OCCUPANTS

List all occupants _____

PETS

List any pets: Type _____ Breed _____ Weight _____ Age _____

List any pets: Type _____ Breed _____ Weight _____ Age _____

VEHICLES

List vehicles to be parked at premises:

Make _____ Model _____ YR _____

Make _____ Model _____ YR _____

Have any of the occupants listed above ever been: Convicted of felony? _____
Received deferred adjudication for a felony? _____ Been evicted? _____
Broken a lease? _____ Declared bankruptcy? _____

The above listed applicant declares that all statements made in this application are true and complete. Applicant hereby authorizes Realty by Dale Thomas to verify all the information in this application and obtain credit reports on the listed applicant and/or applicants. If applicant or applicant’s spouse has given any false information Realty by Dale Thomas is entitled to reject application, and retain all application fees as liquidated damages for Realty by Dale Thomas time and expense in processing this application. Applicant shall give Realty by Dale Thomas a nonrefundable application fee in the amount of \$50.00.

Signature of Applicant _____ Date _____

Signature of Spouse _____ Date _____

Signature of Realty by Dale Thomas Agent _____