

DANSCO REALTY CORPORATION
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DANSCOPROPERTYMANAGMENT.COM
DANSCO@CFL.RR.COM
PH 407-345-1133 FAX 407-345-2843

Rental Application Disclosure and Authorization

Applicant's Name _____
(Print Clearly)

Social Security (SSN) _____ Date of Birth _____ Mo/Day/Year

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 for housing managed by DANSCO REALTY, (also known only as DANSCO) or my lease may be 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, income verification, and all public records and all internet and social networking sites to DANSCO REALTY, and all providers of 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 or exchange for 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 from DANSCO REALTY. I understand and agree that this Rental Application and any and all work product produced in evaluating this Rental Application is the sole and exclusive property of DANSCO REALTY.

DANSCO REALTY welcomes all applicants and supports fair housing. Dansco does not refuse to lease or 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 Dansco 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.

Housing built before 1978 may contain lead based paint. Lead from paint, paint chips, and dust can pose health hazards 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 dwelling. Tenants must also receive a federally approved pamphlet before renting any pre 1978 housing.

Molds are naturally occurring organisms that may or may not 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 and must be completed prior to the occupancy date of the Lease Agreement.

The policy of Dansco Realty 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 475.278 you are advised that Dansco is a licensed real estate corporation acting as the exclusive agent to 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 entitled to your own representation; the cost for which is yours.

Applicants Signature: _____ Date: _____

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.
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. A minimum of two years residential rental history is required.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
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 prosee", 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.
9. A minimum non-refundable property preparation fee may be charged at to the Resident(s) at time of leasing the property. It will be used at the end of your lease term to cover any needed cleaning, carpet cleaning and rekeying. Other mandatory minimum fees for cleaning, carpet cleaning, rekeying etc may be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, re keying etc that exceed this non refundable property preparation fee or minimum fees.
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.

Applicant Signature

Date

APPLICATION FOR RESIDENCY
PLEASE FILL OUT COMPLETELY - THANK YOU

Email Address:

Please Tell Us about Yourself

Applicant		Last		First		Middle		Maiden		Date of Birth		Social Security #		Driver's License #	
Marital Status		Present Phone No. ()				9:00 to 5:00 CONTACT PHONE NO.: ()				Ext.					
Have you ever had an eviction filed against you?		Yes		No		BREED (Keeping of pets requires a pet deposit and owner's consent)				Age		Weight			
Present Address		Street #		Name		Apt. #		City		State		Zip		Rent/Mortgage Pymt	
Landlord Mtg. Co.		Name		Address		City		State		Zip		Phone No. ()		Since / /	
Previous Address		Street #		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?		Yes		No		If yes, please explain									

Please Tell Us about Your Job

Present Employer		Name		Business Address		City		State		Phone No. ()	
Position		Supervisor		Monthly Income		From / /		to / /			
Previous Employer		Name		Business Address		City		State		Phone No. ()	
Position		Supervisor		Monthly Income		From / /		to / /			

Please Give Us the Following Information

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 #	
Children Occupying		Name		Age		Name		Age			
Bank Ref		Name		Location		City		State			

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. **good faith DEPOSIT AGREEMENT** --Applicant has deposited a "good faith DEPOSIT" of \$ _____ 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 and possession of the property is taken the "good faith DEPOSIT" shall be applied toward the security/damage deposit. 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 "good faith DEPOSIT" 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 "good faith DEPOSIT" 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 _____

	OFFICE USE ONLY	
SECURITY DEPOSIT	\$ _____	OFFICE USE ONLY
PET SECURITY	\$ _____	
PET FEE	\$ _____	
CREDIT CHECK FEE	\$ _____	COMMUNITY _____
PAID WITH APPLICATION	\$ _____	APT.# _____
BALANCE OF DEPOSIT DUE	\$ _____	RENT _____
FIRST MONTH'S RENT	\$ _____	APT. TYPE _____
TOTAL DUE BEFORE MOVE-IN	\$ _____	TERM OF LEASE _____
RECEIVED BY: _____	\$ _____	MOVE-IN DATE _____
APPROVED BY: _____	\$ _____	CREDIT REPORT _____
		PHOTO I.D.P. _____