

RESIDENT CRITERIA

Overall Standards

Fair Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, national origin or any other class protected by applicable law.

Occupancy Standards: No more than two people per bedroom may occupy the apartment, unless there are special circumstances approved by Landlord. Infants up to twenty-four (24) months old are not considered for occupancy purposes.

Identification: All visitors must present a valid driver's license or other U.S. or state-government issued photo identification in order to view the community. Non-U.S. citizens must present a valid passport or valid visa.

Application Standards and Process

Application for Rental: An Application for Rental must be completed for each applicant who will be living in the apartment and who has reached the age of majority under state law, which in most states is 18 years or older. Application fees, if applicable, will be collected before an application can be processed.

Investigations Standards: Landlord (or its designates) may conduct an investigation of applicant, including thorough personal interviews with applicant's current and/or prior landlord(s), employer(s), and/or others with whom applicant is acquainted. These inquiries may include information regarding applicant's character, general reputation, personal characteristics, and mode of living, credit report, and criminal background. Landlord will attach a summary of applicant's rights under the Fair Credit Reporting Act to applicant's application.

Income History: Applicants should have a gross income source that can be verified and meets the minimum requirement of 3 times the monthly market rent. Applicants may be required to provide income verification, including a pay stub, a letter from an employer, the most recent W2, the most recent tax return and/or certified verification from company accountant or bank. In instances where sufficient income requirements cannot be met, this community may elect to accept pre-paid rent or a guarantor.

Credit History: Weller Management will investigate and verify credit history. Landlord evaluates credit history information with a scoring method that weighs the indicators of future rent payment performance, but Landlord retains the right to reject an application no matter an applicant's ultimate scoring. An unsatisfactory credit report can disqualify an applicant from renting an apartment, including one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report but not be told the content of the credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application.

Criminal History: Applicants, occupants and guarantors will not be accepted if they do not satisfy the criminal history inquiries required by or background investigation allowed by the rental application. However, Landlord does not guarantee or represent those residents and/or occupants currently residing at the community qualify under the criminal background criteria required by the rental application. Weller Management maintains a strict policy prohibiting registered sex offenders from residing within our communities. This community reserves the right to investigate lists of registered sex offenders in any manner including online, in newspapers or by contacting state agencies.

Rental History: Information regarding payment and rental history of each applicant will be collected to verify tenancy. Any applicant who has been previously evicted by a court of law will not be accepted.

Employment History: Weller Management will confirm employment and reported salary level.

Guarantor(s): In the event that a co-signer is required he/she must complete an Application for Rental and meet all the Resident Selection Criteria. A guarantor will be fully responsible for the rent obligations of the Lease Agreement if the occupying resident(s) default.

Application Approval: An applicant may be "Pre Approved" based on credit score alone while pending the full rental and income verification. As a "Pre Approved" applicant, you may sign a lease agreement but it will not be a binding document until the full verification process is complete and the lease agreement is signed by a representative of the community.

Applicant Signature

Applicant Signature

Date





APT#_____

Casa Corsicana

12430 Rose St.
Seminole FL 33772
Office- 727.330.0256

Applicant Full Name: _____ Birthdate: _____ Phone#: _____

SS# _____ DL# _____

Marital Status: _____ Email: _____

Name, Age and Relationship of Other Occupants:

Co – Applicant Full Name: _____

Occupant Name: _____ Birthdate: _____ Relationship: _____

Occupant Name: _____ Birthdate: _____ Relationship: _____

RESIDENCE HISTORY

Current Address: _____ City: _____ State: _____

Zip Code: _____ Monthly Rent: _____ From _____ To _____

Current Landlords Name: _____ Phone#: _____

Previous Address: _____ City: _____ State: _____

Zip Code: _____ Monthly Rent: _____ Date From: _____ To _____

Previous Landlord’s Name: _____ Phone#: _____

EMPLOYMENT INFORMATION

Present Employer: _____ Phone: _____

Gross Monthly Income: _____ Position/Occupation: _____

Employed From: _____ To _____

Supervisors Name: _____

Previous Employer: _____

Gross Monthly Income: _____ Phone#: _____

Employed From: _____ To _____

Supervisors Name: _____

EMERGENCY CONTACT (Emergency contact person over 18, who will not be living with you):

Name: _____ Address: _____

Home Phone#: _____ Cell#: _____

Relationship: _____

AUTOMOBILES

Make: _____ Model: _____ Year: _____ Color: _____

License#: _____

Make: _____ Model: _____ Year: _____ Color: _____

License#: _____

MISCELLANEOUS

Why are you leaving your current residence? _____

Have you or any household members ever been evicted, breached, or violated your rental contract while leasing any type of rental housing? _____ If yes, please explain: _____

Have you or any of your household members ever been convicted of a felony? _____ If yes, please explain: _____

Are you or any household members currently under litigation or other notice regarding loan default, late payments of rent or mortgage, etc? _____ If yes, please explain: _____

PETS:

#1 Name: _____ Type of pet: _____ Breed: _____
Color: _____ Weight: _____ Age: _____
#2 Name: _____ Type of pet: _____ Breed: _____
Color: _____ Weight: _____ Age: _____

AUTHORIZATION

I certify that the foregoing information is true and complete to the best of my knowledge. I authorize inquiries to be made to verify the statements above or other inquiries as may be deemed necessary and I hereby waive all right of action for any consequence resulting from such information. I certify that the only persons listed on this application will occupy the dwelling, if approved for occupancy. I understand that deliberate submission of false information on my application constitutes grounds for denial of occupancy of termination of the right to occupy, and/or forfeiture of deposits. Applicant has submitted the sum of \$ _____ which is non-refundable payment for a credit check and processing charge of the application. Such sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing the application as furnished by the applicant.

DEPOSIT

I hereby submitted \$ _____ with management as a Administrative Fee in connection with this application for residency. If my application is accepted, I understand that I have forty-eight (48) hours to cancel the administrative fee and will receive a full refund from management. After the forty-eight (48) hours have expired, and I fail to enter into the contemplated lease, I shall forfeit the administrative fee to management. However, if my application is declined, management will refund this administrative fee to me in full. If this application is approved and I fail to occupy the premises on the agreed upon date, except for delay caused by construction or the holding over a prior resident, I understand that management will retain the administrative fee in full as liquidated and agreed upon damages.

Keys will be furnished only after contemplated 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 and does not obligate management or management's agents to execute a lease or deliver possession of the proposed premises.

Applicant Signature***Date******Co-Applicant signature******Date***

Application Fee

\$ _____

Security Deposit

\$ _____

Additional Security Deposit

\$ _____

Pet Fee (if applicable)

\$ _____

Administrative Fee

\$ _____

Rent due before occupancy

\$ _____

Total

\$ _____

