



*Michaelson Group*  
REAL ESTATE, LLC

## MICHAELSON GROUP REAL ESTATE, LLC RESIDENT SELECTION CRITERIA

**Equal Housing:** This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

**Identification:** All visitors must present a current Government issued identification in order to view the community. Acceptable forms of identification are: Valid State Issued Driver's license, valid state issued ID card, valid Military ID card, a valid Passport or a US Immigration and Naturalization Services issued VISA. A copy of all applicants photo IDs and social security cards will be made and retained at time of move-in.

**Occupancy Guidelines:** *Occupancy will be limited to two persons per bedroom plus one additional occupant per apartment home.*

**Application for Residency:** An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

### Qualifying Standards

**Rental History:** Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord within seven (7) years of application date or falsification of this application may result in an automatic rejection.

**Credit History:** An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Persons declined for no credit history may qualify with a higher deposit.

**Income:** Applicants must have a verifiable income source. Acceptable income verification required may include pay stubs consecutive for a 4 week period, a notarized letter from the employer, the most recent W2 or 1099, or proof of assets equal to 3.0 times the lease term. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retired (must provide documentation of ability to pay rent).

**Criminal Background Check:** A criminal background check will be run on all Applicants. An applicant may be automatically denied in the event applicant(s) have ever been convicted of a felony, received adjudication for felony offense(s) or been convicted of a misdemeanor involving a crime against a person, another person's property or against society. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

*The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property commits an offense of sexual nature, resulting in conviction or is labeled as a registered sexual offender or predator and/or appears on the list of known terrorists and wanted fugitives.*

Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

**Guarantors:** Will be accepted for income qualification purposes only and they must reside in the USA. He/she must complete an Application for residency and meet all of the Resident Selection Criteria. A guarantor will be a SIGNER on the Lease Agreement and will also be fully responsible for the Lease Agreement if the occupying resident(s) default

**Applicants without Social Security Numbers or Individual Tax ID Numbers:** Applicants must provide I-94, I-94W (Immigration arrival and departure approval to be in the US) or I-20 (International Student approval to be in the US, *all applicants on an I-20 must be registered students*) The lease end date can not extend past the date the Non-US Citizen is approved to be in the US. All other verifications must be met and applicant must pay two (2) month's additional deposit equivalent to two (2) month's "market" rent.

**Notification:** Applicants will be informed of the status of their application by telephone within 5 business days from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information to contact Credit Retriever to request copies of the information used to determine eligibility for occupancy. Management



# Rental Application for Residents and Occupants

Each co-applicant and each occupant 18 years old and over must submit a separate application.

Date when filled out: \_\_\_\_\_



<p><b>ABOUT YOU</b> Full name (exactly as on driver's license) _____</p> <p>Your street address (as shown on your driver's license or government ID card): _____</p> <p>Driver's license # and state: _____</p> <p>Social Security #: _____</p> <p>Birthday: _____</p> <p>Are you a U.S. citizen? _____</p> <p>Will you or any occupant have an animal? _____</p> <p>Kind, weight, breed, age: _____</p>	<p><b>YOUR RENTAL/CRIMINAL HISTORY</b></p> <p>Have you or your spouse, or any occupant listed in this Application ever:        Been evicted or asked to move out? <input type="checkbox"/> Moved out of a dwelling before the end of the lease term without the owner's consent? <input type="checkbox"/> Declared bankruptcy? <input type="checkbox"/>        Been sued for rent? <input type="checkbox"/> Been sued for property damage? <input type="checkbox"/> Been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? <input type="checkbox"/>        Been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? <input type="checkbox"/> Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision        You represent the answer is "no" to any item not checked above.</p>
<p>Current home address (where you now live): _____</p> <p>City/State/Zip: _____</p> <p>Home/cell phone _____ Current rent: \$ _____</p> <p>Email address: _____</p> <p>Name of apartment where you now live: _____</p> <p>Current owner or manager's name: _____</p> <p>Their phone: _____ Date moved in: _____</p> <p>Why are you leaving your current residence? _____</p>	<p><b>YOUR SPOUSE</b> Name: _____</p> <p>Social Security #: _____</p> <p>Driver's license # and state: _____</p> <p>Birthday: _____</p> <p>Are you a U.S. citizen? Yes or No _____</p> <p>Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (_____) _____</p> <p>Position: _____</p> <p>Date began job: _____</p> <p>Gross annual income is over: \$ _____</p> <p>Supervisor's name and phone: _____</p>
<p><b>If you have lived at your current address for under 2 years.</b></p> <p>Your previous home address: _____</p> <p>City/State/Zip: _____</p> <p>Apartment name: _____</p> <p>Name of above owner or manager: _____</p> <p>Their phone: _____ Previous monthly rent: \$ _____</p> <p>Date you moved in: _____ Date you moved out: _____</p>	<p><b>OTHER OCCUPANTS</b> Names of all persons under 18 years old.</p> <p>Name: _____</p> <p>Relationship: _____ Birthdate: _____</p> <p>Social Security #: _____</p> <p>Name: _____</p> <p>Relationship: _____ Birthdate: _____</p> <p>Social Security #: _____</p>
<p><b>YOUR WORK</b> Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (_____) _____ Position: _____</p> <p>Your gross annual income: \$ _____</p> <p>Date you began this job: _____</p> <p>Supervisor's name and phone: _____</p>	<p><b>YOUR VEHICLES</b> List all vehicles owned or operated by you, your spouse, or any occupants</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License #: _____ State: _____</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License #: _____ State: _____</p>
<p>Previous employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (_____) _____ Position: _____</p> <p>Gross annual income was over: \$ _____</p> <p>Dates you began and ended this job: _____</p> <p>Previous supervisor's name and phone: _____</p>	<p><b>EMERGENCY</b> Emergency contact person over 18, who will not be living with you:</p> <p>Name: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (_____) _____ Home phone: (_____) _____</p>
<p><b>YOUR CREDIT HISTORY</b> Your bank's name, city, state: _____</p> <p>_____</p> <p>_____</p> <p>List major credit cards: _____</p>	

Contemplated Lease Contract Information

To be filled in only if the Lease Contract is not signed by resident(s) at time of application for rental.

The Florida Apartment Association Lease Contract to be used must be the latest version published by the association unless an earlier version is initialed by resident(s) and attached to this Application. The blanks in the Lease Contract will contain the following information:

- Names of all residents who will sign Lease Contract
Name of Owner/Lessor: Island Club Apartments LLC
Property name and type of dwelling (bedrooms and baths)
Complete street address: 1401 South Kirkman Rd.
City/State/Zip: Orlando, FL 32811
Names of all other occupants not signing Lease Contract
Total number of residents and occupants
Beginning date and ending date of Lease Contract
Total security deposit \$; Animal deposit \$ 0.00
Other fees \$
Total monthly rent for dwelling unit \$
Rent to be paid at (check one) on-site manager's office or at

- Prorated rent for: first month or second month \$
Monthly rental due date
Late charges due if rent is not paid on or before the 3
Initial late charge \$ 100.00; Daily late charge \$ 20.00
Returned-check charge \$ 50.00
(Check one): furnished or unfurnished
Utilities paid by owner (check all that apply): electricity, gas, water, wastewater, trash, cable TV, master TV antenna
You are (check one): required to purchase personal liability insurance or not required to purchase personal liability insurance
Special provisions regarding parking, storage, etc.: (see attached page if necessary)

Application Agreement

- 1. Lease Contract Information. The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above.
2. Application Fee (nonrefundable). You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork.
3. Application Deposit (may or may not be refundable). In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below.
4. Approval When Lease Contract Is Signed in Advance. If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
5. Approval When Lease Contract Isn't Yet Signed. If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
6. If You Fail to Sign Lease Contract After Approval. Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval.
7. If You Withdraw Before Approval. You and any co-applicant may not withdraw your application or the application deposit.
8. Completed Application. An Application will not be considered "completed" and will not be processed until all of the following have been provided to us (unless checked):
9. Non-approval. We will notify you whether you've been approved within 10 days after the date we receive a completed Application.
10. Refund after Non-approval. If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, we'll refund all application deposits within 30 days of such disapproval.
11. Extension of Deadlines. If the deadline for signing, approving, or funding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.
12. Notice to or from Co-applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
13. Keys or Access Devices. We'll furnish keys and/or access devices on the day after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.
14. Receipt. Application fee (nonrefundable): \$
Application deposit (may or may not be refundable): \$
Other move-in fees (may or may not be refundable): \$
Total of above application fee and application deposit: \$
Total amount of money we've received to this date: \$
15. Signature. Our representative's signature is consent only to the Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

Acknowledgment. You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits as liquidated damages to our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application, Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.

If you're seriously ill or injured, what doctor may we notify? (We're not responsible for providing medical information to or calling doctors or emergency personnel.)
Doctor's name: Doctor's phone:
Important medical information about you in an emergency:

Applicant's Signature: Date:
Signature of Representative: Date: