



1665 NE Jensen Beach Blvd  
 Jensen Beach, FL 34957  
 Phone 772 225 6742 Fax 772 225 6782

**and Deposit Receipt**

Number of Applicants: \_\_\_\_\_ Date: \_\_\_\_\_

Rental Address: \_\_\_\_\_ Anticipated Move in Date: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 How many day till end of month? \_\_\_\_\_

Non Refundable Application Fee: \$ - per applicant & Reservation/Holding Deposit: \$ - Total Rec'd \$ -

**Funds Due Before Move In:**

Pro Rate:	\$ -	Trash Coll:	\$ -	Pet Fee:	\$ -
First Month:	\$ -	Cable Coll:	\$ -	HOA Fee:	\$ -
Last Month:	\$ -	Sales Tax:	0%	Re-Key Fee:	\$ -
Security Deposit:	\$ -	Resort Tax:	\$ -	Other:	\$ -

**A copy of a current photo I.D. for each applicant is required to accompany each application**

**ALL FUNDS MUST BE CERTIFIED.** Acceptance of this application and the Reservation/Holding Deposit does not constitute consideration for the lease and the offer to lease is not binding until approved by Landlord. If your application is approved, and you fail to enter into a rental Agreement of fail to take possession under the terms of your Rental Agreement, if one has been signed, you understand and agree that the entire Reservation/Holding Deposit shall be forfeited as liquidated damages. In addition, if you already entered into a Rental Agreement, you will be held liable for all rents and damages as set forth in the Rental Agreement. If your application is not approved, you will receive a refund of your Reservation/Holding Deposit in full within 15 days. All application fees are totally non refundable. When a rental agreement is signed, the Reservation/Holding Deposit shall be applied toward any advance payments due under the lease. Treasure Coast.Com Realty is the Agent of the Landlord and is compensated for its services by the landlord.

**Applicant Full Name:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Social Security #:** \_\_\_\_\_ **Date of Birth:** \_\_\_\_\_ **Mid Initial** \_\_\_\_\_ **Last** \_\_\_\_\_  
**Current Phone:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_

**Co-Applicant's Full Name:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Social Security #:** \_\_\_\_\_ **Date of Birth:** \_\_\_\_\_ **Mid Initial** \_\_\_\_\_ **Last** \_\_\_\_\_  
**Current Phone:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_

Full Name of Other Residents	Relationship to You	Date of Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____

**RESIDENCE HISTORY**

**Present Address:** \_\_\_\_\_  
 Street \_\_\_\_\_ City, State & Zip \_\_\_\_\_

**Present Landlord or Mortgage Co.** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Date From:** \_\_\_\_\_ **To:** \_\_\_\_\_ **Rent Payment:** \$ - **Reason for Move?** \_\_\_\_\_

**Previous Address:** \_\_\_\_\_  
 Street \_\_\_\_\_ City, State & Zip \_\_\_\_\_

**Present Landlord or Mortgage Co.** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Date From:** \_\_\_\_\_ **To:** \_\_\_\_\_ **Rent Payment:** \$ - **Reason for Move?** \_\_\_\_\_

**Employment History**

**Present Employer** \_\_\_\_\_ **From:** \_\_\_\_\_ **To:** \_\_\_\_\_

**Employer's Address** \_\_\_\_\_ **Telephone #:** \_\_\_\_\_

**Position** \_\_\_\_\_ **Supervisor:** \_\_\_\_\_ **Gross monthly Salary\$** \_\_\_\_\_

**Present Employer** \_\_\_\_\_ **From:** \_\_\_\_\_ **To:** \_\_\_\_\_

**Employer's Address** \_\_\_\_\_ **Telephone #:** \_\_\_\_\_

**Position** \_\_\_\_\_ **Supervisor:** \_\_\_\_\_ **Gross monthly Salary\$** \_\_\_\_\_

**Income other then salaries listed above:** \$ - **Documentation of source to be provided by applicant upon request. (if needed to qualify for rental approval)**

**References:**

Bank: \_\_\_\_\_

Contact: \_\_\_\_\_

Name \_\_\_\_\_

Phone #: \_\_\_\_\_

Street \_\_\_\_\_

Chkg: \_\_\_\_\_ Svgs: \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Credit References: \_\_\_\_\_

Phone #: \_\_\_\_\_

Credit References: \_\_\_\_\_

Phone #: \_\_\_\_\_

Personal References: \_\_\_\_\_

Phone #: \_\_\_\_\_

(Non relative for 5 years or more)

**Vehicle Information:**

Driver's License Number: \_\_\_\_\_

Make: \_\_\_\_\_ Tag: \_\_\_\_\_ Year: \_\_\_\_\_

Make: \_\_\_\_\_ Tag: \_\_\_\_\_ Year: \_\_\_\_\_

No more than two vehicles per household without the specific written permission of Landlord.

**Pet Information:**

Do you have a Pet?: \_\_\_\_\_ Number of: \_\_\_\_\_ Type of Pet: \_\_\_\_\_ Weight: \_\_\_\_\_

Breed: \_\_\_\_\_ Type of Pet: \_\_\_\_\_ Weight: \_\_\_\_\_

**Additional Information:**

Please answer the following questions "YES" or "NO"

Do you own a water bed? \_\_\_\_\_ (Proof of Flotation bed Insurance required) \_\_\_\_\_

Has eviction ever been filed against you? \_\_\_\_\_ Have you ever been evicted? \_\_\_\_\_

Have you been convicted of a felony of any kind or a misdemeanor pertaining to offenses regarding illegal drugs or crimes against persons or property within the last seven(7) years? \_\_\_\_\_

Have you ever filed a petition for bankruptcy? \_\_\_\_\_

Have you ever willfully or intentionally refused to pay any rent when due? \_\_\_\_\_

If yes to any of the above questions this application may be declined.

**Authorization:** I hereby authorize Treasure Coast.Net Realty to verify all information contained on the application and conduct a full background check including but not limited to credit, bank account, employment, eviction, criminal background check and authorize TCPM to contact any persons or companies listed on the application.

**CORRECT INFORMATION:** I affirm that all the information on this application is true, accurate, complete and correct and agree if this is not so, my application may be denied and/or my lease will be held in default on the application.

**SPECIAL PROVISIONS:** PLEASE BE AWARE THAT THE OWNER OR ITS AGENTS WILL NOT BE RESPONSIBLE FOR ANY ORAL REPRESENTATIONS. ALL REPRESENTATIONS MUST BE IN WRITING AND ACKNOWLEDGED.

Applicant's Signature: **X** \_\_\_\_\_

Date: \_\_\_\_\_

Applicant's Signature: **X** \_\_\_\_\_

Date: \_\_\_\_\_

Leasing Agent: \_\_\_\_\_

Date: \_\_\_\_\_

Office Location: Jensen Beach, FL



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**Authorization to Release Information**

To Whom It May Concern:

I have made and application to lease a property from treasureCoast.Net Realty

I have named you as a reference on my application and request that you release any and all information concerning my banking, credit, residential and or employment history in connection of my application.

Photocopies of this letter may be made to facilitate inquires. In the event you do receive a photo copy of this letter it should be treated as an original and the requested information be released.

Thank you for your cooperation.

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name

X

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name

X

\_\_\_\_\_  
Signature



## The Rental Process

Treasure Coast.Com Realty does business in accordance with the Federal Fair Housing Laws. "We are pledged to the letter and spirit of the **U.S. Policy for the Achievement of Equal Housing Opportunity** throughout the Nation. We encourage, support and uphold the Equal House Opportunity program in which there are no barriers to obtaining housing because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin"

You may preview any of our available rentals for FREE! Our leasing consultants will be happy to show you our selection of available rental properties at NO CHARGE TO YOU!

### Application Processing & Time Frame:

Processing an application normally takes between 24 to 48 hours. In some cases approval of homeowners or unforeseen circumstances may require some applications to take longer. You will be contacted immediately upon determination of approval or denial. All adult applicants over the age of 18 must submit a fully completed, dated and signed rental application and application fee.

No rental property will be held vacant for more than two (2) weeks, unless a full month's deposit is collected at time of application.

Upon receipt of your rental application, the application fee, and a holding deposit equal to one month's rent, we will immediately pull and (1) review your credit report, (2) check the public records for any past evictions, (3) perform a criminal background check, (4) verify your landlord references; (5) in addition, you must provide us with the two most recent copies of your pay stubs and most recent W2. If self-employed, copies of your most recent tax return or any other verifiable source of income, such as bank statements. We would encourage you not to apply should you have bad credit, bad references, been evicted in the past or have a criminal record. Co-signers may be considered on an individual basis.

**Once approved the holding deposit is non-refundable.** In the event that you fail to enter into the lease agreement or refuse to take possession of the property on or before the occupancy date all funds received shall be forfeited as liquidated damages.

All applicants must see the interior of the property before an application can be submitted. The property must be accepted in "**AS IS**" condition before an application can be accepted, except where there is a written agreement for landlord approved maintenance and repair items. Verbal representations are non-binding.

All funds must be paid by cashier's check or money order payable to Treasure Coast.Net Realty. All subsequent rental payments may be paid by personal check.



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### ESTIMATED "CLOSING COSTS" \* FOR YOUR RENTAL:

PROPERTY ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PROPOSED MOVE IN DATE: \_\_\_\_\_

CREDIT APPLICATION:		\$	_____	-	
PRORATED 1ST MONTH RENT:		\$	_____	-	
FIRST MONTH'S RENT:		\$	_____	-	
LAST MONTH'S RENT:		\$	_____	-	
SECURITY DEPOSIT:		\$	_____	-	
HOA APPLICATION FEE:		\$	_____	-	
HOA INTERVIEW DATE:	_____				
PET FEE:		\$	_____	-	
RE-KEY FEE:		\$	_____	-	
Trash Coll.:		\$	_____	-	
Cable Coll.:		\$	_____	-	
Other:		\$	_____	-	
	Sub Total:	\$	_____	-	
Sales Tax:	_____ 0%	\$	_____	-	
		<b>Total:</b>	\$	_____	-
	PAID TODAY:		\$	_____	-
	TOTAL TO BE PAID AT MOVE IN:		\$	_____	-

### CLOSING FUNDS ARE TO BE IN CERTIFIED FUNDS

\*These estimated closing cost are provided to the tenants as a courtesy. Estimated cost are subject to the final terms of the lease.



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TO: FROM:
FAX:
PHONE: DATE:
RE: CC:

\*COMMENTS: THE INFORMATION IN THIS FACSIMILE TRANSMISSION IS PRIVILEGED AND CONFIDENTIAL INTENDED ONLY FOR THE USE OF THE RECIPIENT NAME ABOVE. IF THE READER IS NOT THE INTENDED RECIPIENT YOU ARE HERBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPY OF THIS COMMUNICATION IS PROHIBITED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE. THANK YOU

MR, MRS OR MS. HAVE SUBMITTED AND APPLICATION (S) FOR RENTAL. IT WOULD BE VERY HELPFUL IF YOU COULD ANSWERS THE FOLLOWING QUESTIONS:

WHO IS FILLING OUT THE REPORT?
WHAT IS THE NAME OF COMPLEX?
HOW LONG DID THEY LIVE THERE? DATES FROM: TO:
WHAT WAS THE AMOUNT OF RENT? \$ -
DID THEY PAY ON TIME? YES OR NO
DID THEY FULFILL THEIR LEASE? YES OR NO
WHERE THEY EVICTED? YES OR NO
WAS THERE DAMAGE TO THE PROPERTY ? YES OR NO
WAS SECURITY DEPOSIT RETURNED IN FULL? YES OR NO
WOULD YOU RENT TO THEM AGAIN? YES OR NO

COMMENTS:



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Date: \_\_\_\_\_

From: \_\_\_\_\_

To: \_\_\_\_\_

\_\_\_\_\_

Attn: \_\_\_\_\_

\_\_\_\_\_

Re: VERIFICATION OF EMPLOYMENT

**HUMAN RESOURCES**

1) Name of Company: \_\_\_\_\_

2) How Long: \_\_\_\_\_ to \_\_\_\_\_

3) Social Security #: \_\_\_\_\_ \* \_\_\_\_\_ \*

4) Position: \_\_\_\_\_

5) Full Time  Hours:

Part Time  Hours:

6) Rate of Pay:

Weekly:  Monthly:  Yearly:

I \_\_\_\_\_ hereby authorize TreasureCoast.Net Realty to verify the information provide above.

\_\_\_\_\_  
Signature of person completing form

Please make a check mark next to all that is correct and adjust any item that is incorrect.

Please Fax back to me at 772 225 6782

Thank you TreasureCoast.Net Realty Inc



## MEGAN'S LAW DISCLOSURE

Buyer/Tenant is advised to contact local law enforcement agencies to obtain Information regarding the residences or whereabouts of class III registered Sex offenders should this factor be of concern to the Buyer/Tenant.

You may obtain information about registered sex offenders by contacting the following law enforcement agencies:

Florida Department Of Law Enforcement

Phone: 888-357-7332

Website: [www.fdle.state.fl.us](http://www.fdle.state.fl.us)

St. Lucie County Sheriff's Department

Phone: 462-3245

Website: [www.stluciesheriff.com](http://www.stluciesheriff.com)

Port St. Lucie Police Department

Phone: 871-5127

Website: [www.cityofpsl.com/pslcops](http://www.cityofpsl.com/pslcops)

Fort Pierce Police Department

Phone: 461-3802

Website: [www.fppd.org](http://www.fppd.org)

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Buyer/Tenant

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Date

---

Buyer/Tenant

---

Date



## MOLD DISCLOSURE AND WAIVER

Printed Name(s) of Tenant(s) \_\_\_\_\_

Printed Name(s) of Tenant(s) \_\_\_\_\_

Property Address \_\_\_\_\_ R# \_\_\_\_\_

\_\_\_\_\_ Tenant(s) Initials MOLD INSPECTIONS. Mold contaminants may exist in the Property of which the Broker or Agent(s) is unaware. These contaminants generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding; these conditions may be identified with a typical home inspection. Broker recommends Tenant obtain a home inspection to better determine the condition of the property. Neither the Broker's agent are experts in the field of mold contaminants. In the event suspect mold contamination is discovered, it is recommended that the Tenant satisfy themselves as to property condition by having a mold inspection performed appropriate inspections may be found in the Yellow Pages or on the World Wide Web under "Microbial or Mold inspections" or "Environmental and Ecological Services."

### TENANT DISCLOSURE

The Broker or Broker's Agent has recommended the tenant obtain a Home Inspection. \_\_\_\_\_ Initials

The Broker or Broker's Agent has recommended the tenant obtain a Mold Inspection. \_\_\_\_\_ Initials

Waiver. Tenant agrees to hold the Broker and Broker's agent harmless in the event any mold contaminants are discovered on the property. Tenant understands mold is a naturally occurring microbe and that mold should pose no health threat unless concentrated at high levels in the living environment. The Broker and the Broker's agent agree that in the event mold like contamination is discovered, this condition will be immediately reported to the tenant. The only way to determine if a mold like substance is truly mold or is present at high levels is through sample collecting and analytical testing.

RECEIPT OF COPY. Tenant(s) have read this Mold Disclosure/Waiver and by their signatures hereon acknowledge receipt of a copy thereof.

PROFESSIONAL ADVICE. Tenant(s) execute this Disclosure/Waiver with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

LEGAL ADVICE. Tenant(s) acknowledge that this waiver does not attempt to offer legal advice. If Tenant(s) feel the need for legal advice they should consult an attorney of their choice prior to the execution to this document.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Agent: \_\_\_\_\_ Date: \_\_\_\_\_

For more information go to: [www.epa.gov/laq/moldsguide.html](http://www.epa.gov/laq/moldsguide.html)



## Tenant Selection Criteria

Anyone eighteen (18) or over will be required to submit a completed, signed and dated application and application fee. A **non refundable** application fee of **\$35.00** is required for the initial application. In addition a **\$35.00** application will be required for each additional adult who may co-sign and or occupy the rental property. 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. (**Monies should be in Cashier's Check or Money Order**)

Applicants must have a combined gross income of at least three (3) times the monthly rent. All income must be verified in writing, applicant may provide recent pay stubs, or tax returns for the most recent two years if self-employed. A minimum of two years of residential history is required.

Credit history and or Civil Court records must not contain judgments, eviction filings, utility collections, liens or undisclosed bankruptcy within the past three (3) years. We use Merchants Security Exchange whereby a credit score is provided a rating. Your score must be **600** or higher. If your score falls between **550 & 599** you will be required to pay a double security deposit. If you have lived outside the state of Florida in any of the last 24 months, you may be charged an additional **\$20.00 per state** for the report. All information collected for the approval or denial of this application is considered confidential in nature and for company use only. We reserve the right to require a co-signer and or a higher security deposit. Co-signers are accepted at the managers discretion only, must meet all requirements, and must reside in the State of Florida

Self-employed applicants may be required to produce upon request two (2) years of signed tax returns or IRS 1099 forms. Non-employed applicants must provide proof of income, such as bank statements, etc.

If you have been convicted of a felony within the past seven (7) years, this is cause for denial of application. Applicant must not have a felony record that was adjudicated guilty or had adjudication withheld for the past seven (7) years, or any conviction of any length of time for any drug related, sexual related, murder related or arson related crime.

Valid current photo ID documentation (driver's license, military ID, or State ID) is required. In some cases we also take a copy of the Social Security card.

Rental history must be rated satisfactory or better, with no record of evictions. Previous rental history should include reports from previous landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no non-sufficient checks, and no damage to rental property or failure to leave the property clean and without damage when you left the property.

Current occupancy standards are a maximum of 2 persons per bedroom, except for infants under 4 years of age. However, some city and county municipalities and/or homeowners associations prohibit more than two (2) unrelated adults to reside in a single-family dwelling unit. Consequently, Treasure Coast.Net Realty also prohibits the rental of a single family dwelling to more than two (2) unrelated adults.

No pets (with the exception of medically necessary pets) of any kind are permitted without the specific written permission of Treasure Coast.Com Realty and an additional **\$200.00 non-refundable** administrative fee per pet. Some properties may require higher fees or higher rent amounts.

If a higher fee or rent amount is required; you will be notified at the time of the application. The following pets will not be accepted under any circumstances, GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, ROTWEILLERS and AKITAS. Violation to this policy would constitute a violation of the lease terms, and shall constitute an immediate termination of the lease.

Some Homeowner and Condominium Associations may require a separate application. If such is the case, you must also apply separately to the respective association and approval by the homeowners or condo association is a necessary prerequisite prior to occupancy, and pay all applicable fees.

Any exceptions to these criteria will need to be submitted in writing to Treasure Coast.Net Realty for consideration. However, if approval is then given for such exceptions, additional security deposit, and co-signers and/or additional "higher" rent may be required.

**Required Funds**

**Initial Deposit** – An initial deposit equal to one (1) month's rent will hold the rental property off the market, until the application is approved. This deposit will be credited toward the first month's rent. The deposit is refundable only if the application is denied.

**Balance of Funds** – Once the application is approved the balance of funds is due upon the execution of the lease. Balance of funds includes the last month rent, a security deposit, a non-refundable key fee, and a non-refundable pet fee when applicable, will be do in the form of a **Cashier's Check or Money Order**.

**Sales Taxes** – If the rental term is for six months or less, sales taxes are due and must be collected in accordance with the rate in the County in which the property is located.

Regardless of the occupancy date we will always collect a full month's rent and the pro-rated amount would be due for the second month of occupancy and payable on the first of the month.

**Cable Collection** – May be applicable depending on the complex you will be renting in. Cable fees vary by complex. Your leasing consultant/agent will inform you as to the monthly cable fee to be added to the monthly rental payment.

All funds received will be **deposited in a non-interest** bearing escrow account on your behalf.

I affirm that all the information given on the application is true, accurate, complete and correct and agree that if this is not so, my application may be denied or my lease will be held in default and I could be subject to evection.

Applicants Signature **X** \_\_\_\_\_

Date: \_\_\_\_\_

Co\_Applicant Signatu**X** \_\_\_\_\_

Date: \_\_\_\_\_

Agent: \_\_\_\_\_

Date: \_\_\_\_\_