

1st CHOICE PROPERTY MANAGEMENT
4828 Candia St. Cape Coral, Fl. 33904
239.470.RENT (7368)
Rental Application

P# _____ Monthly Rent Amount: _____ Move In Date: _____ (lease must start two (2) weeks from app. date)

PROPERTY ADDRESS: _____ Today's Date: _____

For Rental Period: _____ Contact Number(s) : _____

Occupants

Name (Head of Household)	Date of Birth	<input type="checkbox"/> Male <input type="checkbox"/> Female	Marital Status	<input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Separated <input type="checkbox"/> Widowed	Social Security No.
Name A		<input type="checkbox"/> Male <input type="checkbox"/> Female	Date of Birth	Relationship <input type="checkbox"/> Spouse <input type="checkbox"/> Roommate <input type="checkbox"/> Child <input type="checkbox"/> Other	
Name B		<input type="checkbox"/> Male <input type="checkbox"/> Female	Date of Birth	Relationship <input type="checkbox"/> Spouse <input type="checkbox"/> Roommate <input type="checkbox"/> Child <input type="checkbox"/> Other	
Name C		<input type="checkbox"/> Male <input type="checkbox"/> Female	Date of Birth	Relationship <input type="checkbox"/> Spouse <input type="checkbox"/> Roommate <input type="checkbox"/> Child <input type="checkbox"/> Other	
Name D		<input type="checkbox"/> Male <input type="checkbox"/> Female	Date of Birth	Relationship <input type="checkbox"/> Spouse <input type="checkbox"/> Roommate <input type="checkbox"/> Child <input type="checkbox"/> Other	
Pets: Type(s) /Description(s) / Breed(s)		Age of Pet(s)	Weight(s)	A \$300.00 none-refundable Pet fee will be required for each pet!	

Present Address

How long at present address?

Street	City	State/Zip	Phone	Landlord
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Previous Address

How long at previous address?

Street	City	State/Zip	Phone	Landlord
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IN CASE OF EMERGENCY – NOTIFY:

Name	Address	City/State/Zip	Phone	Relationship
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PRIMARY OCCUPATION OF HEAD OF HOUSEHOLD (check one)

- | | |
|--|--|
| <input type="checkbox"/> Professional (Charges fees, i.e., Doctor, Lawyer) | <input type="checkbox"/> Skilled laborer (plumber, electrician, etc.) |
| <input type="checkbox"/> Semi-Professional (Salaried technicians, etc.) | <input type="checkbox"/> Semi-skilled laborer (job requires some training) |
| <input type="checkbox"/> White Collar | <input type="checkbox"/> Un-skilled laborer |
| <input type="checkbox"/> Sales representative | <input type="checkbox"/> Retired |
| <input type="checkbox"/> Student | <input type="checkbox"/> Not employed |

TOTAL ANNUAL INCOME OF HEAD OF HOUSEHOLD Amount: \$ _____

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Int. _____ Int. _____

EMPLOYMENT

Name of Company		Address	How Long?	Bus. Phone
Former Employer		Address	How Long?	Bus. Phone
Spouse Work? Yes No	Occupation	Address	How Long?	Bus. Phone

REFERENCES

Bank(s)	Name A	Address	City/State/Zip	Type of Account(s) 1 Checking 2 Savings 3 Loan
	Name B	Address	City/State/Zip	Type of Account(s) 1 Checking 2 Savings 3 Loan
Credit	Name A	Address	City/State/Zip	Type of Business
	Name B	Address	City/State/Zip	Type of Business
PERSONAL	Name A	Address	City/State/Zip	Relationship
	Name B	Address	City/State/Zip	Relationship

CHECK ONE IN EACH OF THE FOLLOWING AREAS
Former Residence

- | | | |
|---|--|---|
| <input type="checkbox"/> Out of State | <input type="checkbox"/> Apt community | <input type="checkbox"/> Home - owned |
| <input type="checkbox"/> Out of town (in state) | <input type="checkbox"/> Duplex - rent | <input type="checkbox"/> Mobile home |
| <input type="checkbox"/> Local | <input type="checkbox"/> Home - rent | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Out of Country | <input type="checkbox"/> Condominium | <input type="checkbox"/> Establishing new household |

- If Former Residence Was an Apartment, why did you move?
- | | |
|--|--------------------------------------|
| <input type="checkbox"/> Job Transfer | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Better Location | <input type="checkbox"/> Management |
| <input type="checkbox"/> Price | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Maintenance | <input type="checkbox"/> Other _____ |

VEHICLES/AUTOS

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> None | |
| <input type="checkbox"/> One | Year _____ Make _____ License _____ |
| <input type="checkbox"/> Two | Year _____ Make _____ License _____ |
| <input type="checkbox"/> More than two | |

- OTHER:**
- Boat
 - Camper
 - Motorcycle
 - Bicycle
 - Other _____

Driver's License No. _____
State of Issue _____
Expiration Date _____

CREDIT INFORMATION

Have you filed for bankruptcy in the past seven years? _____ If yes, please explain: _____

Credit Card and other creditors:

Name _____ Acct. No. _____
PMT: \$ _____ BAL: \$ _____

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PMT: \$ _____ BAL: \$ _____

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PMT: \$ _____ BAL: \$ _____

Int. _____ Int. _____

All public record information including criminal records may be made.

NON REFUNDABLE APPLICATION FEE-Applicant(s) has paid to Landlord and/or Management Company herewith the sum of \$ 150.00 as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **PROPERTY DEPOSIT AGREEMENT** - Applicant has deposited a "PROPERTY DEPOSIT" of \$ 500.00 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 taken the "PROPERTY DEPOSIT" shall be applied toward the security/damage deposit. If applicant is approved, but fails to enter into the lease within 7 days of verbal and/or written approval and/or take possession after lease signing, the FULL "PROPERTY 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 "PROPERTY DEPOSIT" shall be refunded only if applicant is not approved. 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.

Application for tenancy represents that all the above statements are true, correct and complete and hereby authorizes verification of the information provided here including, but not limited to obtaining a credit report and verification of employment, and agrees to furnish addition credit information upon request. The cost of this credit processing is \$150.00 to be paid by the applicant. This cost is not rent or deposit and will not be refunded or applied to future rent in the event this application is denied.

CREDIT: A credit report on applicant may be obtained by Agent on behalf of Owner prior to execution of a lease. Applicant consents to obtaining of such credit report

INSURANCE: Owner and Agent carry no insurance on the personal property of tenants.
It is recommended that you obtain your own insurance.

ENTIRE AGREEMENT: The foregoing constitutes the entire agreement between the parties and may be modified only by written notice signed by both parties. This agreement is predicated upon all of the information, which has been furnished by applicant being accurate, and if the facts provided are not accurate, this lease agreement may be voided at the option of the Owner. Execution of this agreement by other parties to this agreement constitutes acceptance thereof.

Applicant Date

Agent/Property Manager Date

Applicant Date

Home# : _____ Cell # : _____
Work # : _____
Email : _____

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 \$ 150.00 as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **APARTMENT DEPOSIT AGREEMENT** --Applicant has deposited an "APARTMENT DEPOSIT" of \$ 500.00 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 apartment is taken the "APARTMENT 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 "APARTMENT 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 "APARTMENT 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.

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Int. _____ Int. _____

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED

X

X

Applicant Signature _____

Date _____

SECURITY DEPOSIT \$ _____

CREDIT CHECK FEE \$ _____

PAID WITH APPLICATION \$ _____

LAST MONTHS RENT REQUIRED \$ _____

PET FEE \$ _____

BALANCE OF DEPOSIT DUE \$ _____

FIRST MONTH'S RENT/PRORATED RENT \$ _____

TOTAL DUE BEFORE MOVE-IN \$ _____

RECEIVED BY: _____ \$ _____

APPROVED BY: _____ \$ _____

OFFICE USE ONLY

Prop. # _____

COMMUNITY _____

APT # _____

RENT _____

APT TYPE _____

TERM OF LEASE _____

MOVE-IN DATE _____

CREDIT REPORT _____

PHOTO I.D.'d _____

All adult applicants must provide a copy of their drivers licences.

Int. _____ Int. _____