

REALTY UNLIMITED
INCORPORATED
The Rental Experts

ESTIMATED COSTS FOR MOVE IN

Address _____

The following funds will be required to move in to the above property

Application Fee	\$	50.00 (anyone 18 and older)
1 st month's rent	\$	_____
Security Deposit	\$	_____

Following are fees which you may be required to pay (subject to the property you choose to make application for).

Pet Fee – non-refundable – standard fee	\$250.00*
Re-Key Fee (one time charge - optional)	\$ 75.00 min**
Trash (paid monthly) – St. Lucie County	\$ 25.00
Cable Fee (if included)	\$ 20.00
Home Owner/Condo Association Application Fees	Range: \$25 - \$150
Sales Tax St. Lucie – 6.5% Martin – 6%	Applicable for leases 6 months or less
Resort Tax St. Lucie - 5% Martin – 2%	

*minimum charge 1st pet and minimum \$200 each additional pet; individual owner's may require higher fees (confirm with your agent)

**** Re-key fee varies from property to property depending upon the number locks needing to be rekeyed; Once the rekey is complete you will be notified of the final cost and payment will be due upon notification _____ / _____ applicant's initials**

Disclaimer:

Prices are subject to change – please verify costs with your Agent before completing the application. Additional costs may apply to individual properties – be sure your Agent has provided you with all costs associated with the property you are renting.

Tenant Signature _____ Date _____

Tenant Signature _____ Date _____

Date _____ Property Address _____ Move In Date _____ Source _____

Estimated Closing Costs – Applicants Initials – Acknowledges charges listed below _____ Initials _____ Initials

App Fee	50.00	ReKey Fee's	_____	Other	_____
1 st month's rent	_____	1 st month's trash	_____	Total Due	_____
Pro-rated rent	_____	Pro-rated Trash	_____	Less Deposit	_____
Last Mo Rent	_____	Sales Tax	_____	BALANCE	_____
Security Deposit	_____	HOA/COA Fees	_____		
Pet Fee	_____	Other	_____		

APPLICATION WILL NOT BE PROCESSED WITHOUT PHOTO ID

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 Lease Agreement or fail to take possession under the terms of your Lease 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 Lease Agreement, you will be held liable for all rents and damages as set forth in the Lease 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 non-refundable. When a lease agreement is signed, the Reservation/holding Deposit shall be applied toward any advance payments due under the lease. Realty Unlimited, Inc is the Agent of the Landlord and is compensated for its services by the landlord.

I have read the above and acknowledge that I understand the terms of which this application is being accepted. _____ Initials

Applicant's Name _____ Middle Initial _____ Last Name _____ SS# _____

Date of Birth _____ Cell # _____ Home # _____

Email _____

Current Address _____ City _____ State _____ Zip _____

How Long? _____ Rent \$ _____ per month Reason for Leaving _____

Landlord _____ Phone # _____

Previous Address _____ City _____ State _____ Zip _____

How Long? _____ Rent \$ _____ per month Reason for Leaving _____

Landlord _____ Phone # _____

Other Residents

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Employment Information

Current Employer _____ Monthly Income \$ _____ How Long? _____

Position _____ Supervisor _____ Phone _____

Address _____ City _____ State _____ Zip _____

Previous Employer _____ Monthly Income \$ _____ How Long? _____

Position _____ Supervisor _____ Phone _____

Address _____ City _____ State _____ Zip _____

Income other than salaries listed above (documentation of source to be provided for income verification purposes)

Source _____ Monthly Amount _____ Source _____ Monthly Amount _____

Self employed applicants **must** provide two years of tax returns to verify income

Driver's License # _____

Vehicles Make _____ Tag _____ Year _____

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

Pets Type _____ Breed _____ Weight _____ Type _____ Breed _____ Weight _____

Additional Information – answer YES or NO

Do you own a waterbed? _____ (proof of flotation insurance required)

Has eviction ever been filed against you? _____ Have you ever been evicted? _____

Have you been convicted of a felony or misdemeanor of any kind? _____

Are you currently involved in Bankruptcy proceedings?* _____ Have you ever filed bankruptcy? _____ (credit must meet criteria)

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

If you answered **YES** to any of the above your application may be denied

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 Realty Unlimited, Inc. **Keys will be furnished on the day of move in** 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 obligates Landlord or Management to execute a lease or deliver possession of the proposed premises. **SPECIAL PROVISIONS** - Please be aware that the Owner nor its' agents will be responsible for any oral representations. All representations **MUST** be in writing and acknowledged

Applicant's Signature _____ Date _____

Agent's Signature _____ Date _____



Authorization to Release Information

To Whom It May Concern

We have made application to lease a property from Realty Unlimited, Inc. I have named you as a reference on our application and request that you release any and all information concerning banking, credit, residential and/or employment history in connection with my application.

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

Print Name _____ Date _____

Signature _____

TENANT CRITERIA

- All funds paid during the application process must be in **CERTIFIED FUNDS ONLY**
- All applicants 18 or older must complete an application and pay the **\$50 non-refundable** application fee
- A deposit equal to one month's rent is required to take a property off the market while your application is being processed.

- **Criteria**
 - 40% of gross **monthly income** determines the rental rate an applicant will qualify for (ie: monthly gross income is \$2000 x 40% = qualify for an \$800/month rental). All income must be verifiable
 - Two (2) years of satisfactory **landlord references**
 - Two (2) years of **job references (unemployed applicants, if approved, will be required to pay a minimum of three months in advance in addition to all other required fees)**
 - **Credit score of 600 or higher***; **criminal background** and **eviction** check (Your application will be denied if you've had a felony within the past 7 years; Your application may also be denied for a felony and or misdemeanor conviction for drug related, sex related, murder related or any crime against a person or property or arson related crimes for any length of time).
 - **Bankruptcy** – your bankruptcy must be finalized and your credit must be reestablished since the bankruptcy
 - **Co-signers** may be accepted at the manager's discretion. The co-signer must own property locally and will be required to meet the above criteria.

*A score of less than \$600 does not mean your application will be denied. An owner may approve your application with **additional funds due**.

- **Self employed** applicants – must provide two (2) years of tax returns as proof of income
- Valid **Photo ID** is required
- **NO** pets (with the exception of medically necessary) are permitted without specific permission from Realty Unlimited, Inc. and a \$250/pet non-refundable pet fee for the first pet and \$200 for each additional pet. Some properties may require a higher fee. We are unable to accept the following pets: **GERMAN SHEPARDS, DOBERMANS, PIT BULLS, CHOWS, ROTWEILLERS AND AKITAS**. Violation of this policy will constitute a violation of the lease terms and be grounds for immediate termination of your lease. We reserve the right to request veterinarian proof of dog's breed/mix.

- If applicable, applicant agrees to complete any and all homeowner's/condo association applications and pay the appropriate fees.

- Current occupancy standards are two (2) persons per bedroom, except infants under 4 years of age. Some city, county and associations prohibit more than two (2) unrelated adults from residing in the same dwelling. Therefore, Realty Unlimited, Inc. also prohibits the rental of a property to more than two (2) unrelated adults.

THE RENTAL PROCESS

Realty Unlimited, Inc/GMAC Real Estate 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! We lease a variety of property types, from single-family homes to condos and apartments, annually or seasonally. Simply call our office for a showing appointment at 772-340-4622

- An application will normally take between 24-72 business hours for processing. Unforeseen circumstances may require some applications to take longer. Your rental agent should keep you advised as to the status
- If your move in date exceeds a two (2) week period, you may be required to sign the lease and pay all funds required for move in immediately upon approval of your application

Once your application has been approved, should you fail to enter into the lease or refuse to take possession of the property ALL funds received shall be FORFEITED as liquidated damages.

- Our standard LEASE TERM is for one year (in some cases may be 11 month's and days depending on your move in date). Should you require a lease term of less than one (1) year, please advise your rental agent. The owner of the property must be contacted for approval. Please note: rentals for a period of six (6) months' or less are subject to sales tax and must be collected in accordance with the rate in the county in which the property is located.

Regardless of the occupancy date, Realty Unlimited, Inc. will ALWAYS collect a full month's rent and the pro-rated rent will be calculated for the second month of occupancy and will be due and payable on the 1st of the month in which it is due.

All applicants must see the property prior to completing an application. Applicant agrees the property is being accepted in AS IS condition prior to an application being accepted, except where there is a written agreement for landlord approved maintenance and repair items. VERBAL representations are non-binding.

Once your application is approved, all funds collected are non-refundable.

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

Applicant's Signature _____ Date _____

Rental Associate _____ Date _____

Mold Disclosure and Waiver

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 nor its' agent(s) 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. Inspection companies may be found in the Yellow Pages or on the Web under "Microbial or Mold inspections" or "Environmental and Ecological Services."

TENANT DISCLOSURE

The Broker/Broker's Agent has recommended the tenant obtain a Home Inspection. ___ Initials

The Broker/Broker's Agent has recommended the tenant obtain a Mold Inspection. ___ Initials

Waiver – Tenant agrees to hold the Broker/Brokers Agents 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/Brokers' Agents 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.

Megan's Law Disclosure

Tenant(s) is/are 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 tenant(s).

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

FLORIDA DEPARTMENT OF LAW ENFORCEMENT

Phone: 888-357-7332

www.fdle.state.fl.us

ST. LUCIE COUNTY SHERIFF'S DEPARMENT

Phone: (772) 462-3245

www.stluciesheriff.com

FT. PIERCE POLICE DEPARTMENT

Phone: (772) 461-3902

www.fppd.org

Applicant _____ Date _____

Applicant _____ Date _____

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____/____/____
DATE

I hereby affirm that I have read the application, lease agreement and all addendums. I understand all the terms and all charges due.

APPLICANT

Date

APPLICANT

Date

Explanatory Notes: It is imperative that applicant is given a sample lease and all addendums and is given ample time to review the documents prior to the accepting any funds from the applicant.