



GUIDELINES FOR RENTAL CRITERIA

All applications must be completely filled out in order to process in a timely manner. An incomplete application will be returned and not processed.

I. RESIDENTIAL BACKGROUND

A.) Residential references from an apartment community or mortgage company or prior landlord.

B.) Your name must have been on a residential lease for at least two (2) prior years.

II. INCOME VERIFICATION AND REQUIREMENTS

A.) Must have a verifiable gross income of 3 times the monthly rental amount.

B.) Must have detailed consistent employment history of at least two (2) prior years.

III. CREDIT REPORT

A.) Credit report that reflects an acceptable payment history for at least two (2) prior years.

ANY EXCEPTIONS TO THE ABOVE CRITERIA COULD RESULT IN THE APPLICANT BEING ASKED FOR ADDITIONAL RENTS AND /OR SECURITY DEPOSITS OR THE APPLICATION BEING REJECTED

MICHAEL DERRICK
Realtor/President
Broker

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PROPERTY MANAGEMENT
CONSULTING
ASSET MANAGEMENT

COMMERCIAL
RESIDENTIAL
MULTI-FAMILY

CREDIT CHECK DISCLOSURE STATEMENT

It is UNDERSTOOD that this deposit is made in part as earnest money for the express purpose of DERRICK REAL ESTATE GROUP, INC. doing a credit and reference check for the property located at: _____.

If I am accepted and then decide NOT to rent the subject property, I understand that my deposit WILL NOT be refunded. I further understand that there is a \$50.00 charge for one applicant credit and reference check and a \$75.00 charge for two applicant's credit and reference checks WHETHER I AM ACCEPTED OR DENIED rental for the subject property.

FIRST MONTH'S RENT AND SECURITY DEPOSIT MUST BE PAID BY CASH, CASHIER'S CHECK OR MONEY ORDER. PERSONAL CHECKS WILL NOT BE ACCEPTED.

Name: _____

Date: _____

Name: _____

Date: _____

Application for DERRICK REAL ESTATE GROUP Phone 321-768-1999 Fax 1-888-717-4755

Unmarried Co-Applicants Fill Out A Separate Application. Do not leave any blank spaces. Please use black ink

Name _____ SS# _____ DOB ____/____/____
Last First MI Jr. Sr. Prior

Spouse _____ SS# _____ DOB ____/____/____
Last First MI Maiden

Drivers License # _____ St. _____ Spouse's Drivers License # _____ St. _____

Other _____
Name Relationship Age SS# Name Relationship Age SS#

Occupants _____
Name Relationship Age SS# Name Relationship Age SS#

Pets: Number _____ Type _____ Breed _____ Weight _____ Age _____

Home Phone (____) _____ Why Moving? _____

Present Address _____
Street Apt. # City State Zip Code

Present Landlord/
Mortgage Holder _____ Phone (____) _____

Length of Residence: ____/____ To ____/____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Previous Address _____
Street Apt. # City State Zip Code

Previous Landlord/
Mortgage Holder _____ Phone (____) _____

Length of Residence: ____/____ To ____/____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Present
Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Previous
Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Spouse Present
Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

In Case of
Emergency Notify _____ (____) _____
Name Relationship Address Phone Number

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

Have you applied for residency in the past 2 years, but did not move in? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

Have you ever had adjudication withheld or been convicted of crime? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

If you have answered yes to any of the above questions please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.

NON-REFUNDABLE APPLICATION FEE - Applicant(s) agree to pay \$ _____ for a non-refundable application processing fee.

RESERVATION FEE AGREEMENT - Applicant has paid a "reservation fee" of \$ _____ in consideration of taking the dwelling unit off the market while considering the approval of this application. If applicant(s) is approved and the contemplated lease is entered into, then on the day of move in the fee will be credited towards payment of the security deposit amount of \$ _____. If the applicant(s) is approved but fails to promptly enter into the contemplated lease or fails to move in on the agreed upon date, the reservation fee will be retained by owner as liquidated damages. The reservation fee will only be refunded if the applicants cancel this application with written notice within _____ hours, or if application is not approved, refunds will be sent via mail within 30 days of cancellation. This application is preliminary only and does not obligate owner or owner's agent to execute a lease or deliver possession of the proposed premises. No oral agreements have been made.

Applicant's Signature _____

Date _____

Spouse's Signature _____

Date _____