



Outlet Realty, LLC

5120 Curry Ford Road
Orlando, FL 32812

407-308-0600 Fax: 866-975-9580

janeth@outletrealty.com www.outletrealty.com



Rental Application

Address of Property you are Applying for:

Showed by:

Applicant Information *Each adult (18 or older) must fill out a separate application form*

Name:				SSN:			
DOB:		DL:		State:		Phone:	
Current Address:				City:		State: ZIP Code:	
Reason for Moving:				Email:			
Pets	Y	N	Type:	Breed:	Name:	Weight:	Age:
Pets	Y	N	Type:	Breed:	Name:	Weight:	Age:
How do you hear about us?				Move In Date?			

Dependents Information Adults: Children:

Name:	SSN:	DOB:	Relationship:
Name:	SSN:	DOB:	Relationship:
Name:	SSN:	DOB:	Relationship:
Name:	SSN:	DOB:	Relationship:

Employment Information *List all the employers for the past 2 years. Must provide Pay Stubs and/or Tax Return*

Current Employer:		Phone:	
Employer Address:		Manager:	
Position:	Dates Employed From/To:		Monthly Income:
Previous Employer:		Phone: Manager:	
Position:	Dates Employed From/To:		Monthly Income:
Other Income \$	Frequency:	Source:	

Residential History *List all residence for the past 2 year, use back of application if necessary*

Present Address:		City:	State:	ZIP Code:
Present Landlord:		Phone:	Monthly Rent:	Move In/Out Dates:
Previous Address:		City:	State:	ZIP Code:
Previous Landlord:		Phone:	Monthly Rent:	Move In/Out Dates:

Emergency Contact: Name of Person Not Residing with You

Name:		Relationship:	Phone:	
Address:		City:	State:	ZIP Code:

Other Information

Vehicle#1 Make	Model	Year	Tag No.	ST:
Vehicle#2 Make	Model	Year	Tag No.	ST:
Vehicle#3 Make	Model	Year	Tag No.	ST:

- *Have you ever left owing money to a Landlord or been filed upon eviction?
- *Have you or anyone in your household ever been arrested for or convicted of felony?
- *Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform) any obligation of a rental agreement or lease?

If you have answered "yes" to any of the above questions, please explain the circumstances regarding the situation on back of this sheet.
 I declare that the foregoing is true and correct, authorize its verification and the obtaining of a credit report and criminal background check.
 I understand all information may be disclosed to the property owner. I agree that the Landlord may terminate any agreement entered in reliance on any misstatement made above.

APPLICATION: Applicant agrees to pay \$75.00 for a **non-refundable application fee.**

Applicant's Signature: _____

Date: _____



Outlet Realty, LLC.
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Tenant Selection & Authorization to Release Information

1. **AUTHORIZATION TO RELEASE OF INFORMATION:** Applicant represents that above information and statements on the application are true and complete. Also authorizes verification of any information relating but not limited to residential, employment, criminal and credit history records. 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.
2. **APPLICATION PROCESS:** Your applications will not be processed without the correct funds. All applicants over the age of 18 must submit a completed, application and a Non-Refundable Fee of \$75.00 per adult. Applicant may be required to be approved by a homeowner's association and may have to pay an additional application fees (if applicable) or an additional security or damage deposit. Two (2) forms of identification are required (driver's license, military ID, Social Security card, or state ID). Applications are not considered completely executive if property has not been viewed by applicants.
3. **PROOF OF INCOME:** Applicants must have a combined gross income of at least 3 times the monthly rent. We reserve the right to require a co-signer. Self-employed applicants may be required to produce 2 years of tax returns or 1099's or 3 months of bank statements. Non-employed applicants must provide verifiable proof of income. All sources of income must be verifiable if needed to qualify for a rental property.
4. **RENTAL HISTORY:** Previous rental history reports from landlords must reflect: timely payments, sufficient notice of intent to vacate, no complaints, disturbances, or illegal activities, no unpaid NSF checks, no damage to the property, and/or failure to leave the property clean and without damage at time of lease termination.
5. **CREDIT HISTORY:** Credit history must not contain eviction filings, unsatisfied liens or bankruptcies. For applicants with discharged bankruptcies, the applicants' credit history must reflect good credit history free of any collections. We will not provide a copy of the credit report or inform of its contents, but will provide the name of the credit reporting agency (upon request).
6. **CRIMINAL RECORDS:** Any type of criminal background has to be disclosed. In the event a record returns with 'adjudication withheld', 'nolle prosee', or 'adjudication deferred', further documentation may be required. No sexual offenses are admitted.
7. **PETS:** No pets (with the exception of medically necessary pets) of any kind are permitted without written permission of Landlord in the lease agreement. An addendum to lease, non-refundable pet fee and/or an additional refundable pet deposit. Fees and deposits are waived for medically necessary pets. Certain breeds will not be accepted
8. **RENTER'S INSURANCE:** Upon application's approval, proof of renter's insurance will be required before signing residential lease.
9. **SECURITY DEPOSIT:** Resident will be required to pay a security deposit at the time of lease execution in a minimum amount of one month's rent. We reserve the right to require a higher security deposit and/or additional prepaid rent. We do not accept personal checks for security deposit or first month's rent. All funds must be paid by cashier's check or money order. We do not accept cash.
10. **DEPOSIT AGREEMENT:** If applicant is approved the Applicant must take arrangements within 24 hours to sign the rental agreement and other documents. If Applicant is approved and fails to promptly enter into a Rental Agreement for the premises, the Holding Deposit will be retained by Owner and considered forfeited as liquidated damages. The holding deposit will only be refunded if the applicant cancels this application with written notice or if application is not approved, refunds will be sent via mail within 10 days of cancellation. The application is preliminary only and does not obligate Owner to execute a lease or deliver possession of the proposed premises. No oral agreements have been made. Applicant has read and understands the above statements.
11. Property is in "AS IS" condition, no improvements to be made unless there is a written agreement by both parties in interest.

I, the UNDERSIGNED APPLICANT, affirm that the information contained in this application is true and correct; I understand that misstatements, either false or incorrect, may results in rejection of this application and any future application for housing managed by Outlet Realty, LLC; and /or my lease may be held in default and I may be subject to eviction. I authorized the investigation and release of the information on all statements contained herein, including but not limited to a credit report, rental information, employment verification (including salary), and all public records to Outlet Realty, LLC and/or the owner of any property which I am applying to occupy. I further agree to hold harmless Outlet Realty, LLC and all providers of information on the applicant listed above. I understand that due to the Fair Credit Reporting Act, I will not be furnished with a copy of my credit report from Outlet Realty, LLC. I understand this application is the property of Outlet Realty, LLC.

Outlet Realty, LLC welcomes all applicants and supports fair housing. We do not refuse to lease or rent any housing accommodations or property nor in any other way discriminate against a person because of sex, sexual orientation, marital status, race, creed religion, familial status, disability, color, nationality or any protected basis.

Applicant's Signature: _____

Date: _____

Social Security: _____

DL: _____

DOB: _____