

NOTICE TO ALL APPLICANTS

We want your application to succeed, and we verify the information and documents submitted with every application. Please make sure everything you provide is accurate, authentic, and submitted by or with the authorization of the person identified in the application.

Under §817.537, Florida Statutes, a person who knowingly and willfully obtains possession of a residential dwelling by making a materially false written statement concerning the person's identity, presenting forged, fictitious, or counterfeit documents, or impersonating another person commits a felony of the third degree. Covered documents include, but are not limited to, driver licenses, identification cards, bank statements, and pay stubs.

Under §83.56, Florida Statutes, fraudulent entry in violation of §817.537 is grounds for termination of the rental agreement without an opportunity to cure.

If anything in your application needs to be corrected, please correct it before submitting the application. Honest applications are always welcome.

BRODERICK & ASSOCIATES, INC.

APPLICATION REQUIREMENTS

(727) 544-1403

- Driver's License or picture ID
- Social Security # verification
- Verification of income (I.E. 3 pay stubs, 1099, W-2s, Social Security Letter, etc.)
 - 2 years employment history
 - Applicant's monthly income must be at least 3 times rent amount.
- Money order or Cashier's Check for Rental Application Fee made payable to "Broderick & Associates, Inc."
 - The application fee is \$50 per adult 18 years of age or older that will be residing at the property.
- Money order or Cashier's Check for \$100 Administration Fee payable to "Broderick & Associates, Inc."

If application is cancelled or denied, \$50 of the Administration Fee will be refunded.

IMPORTANT: Security Deposit must be submitted within 24 hours of approval of the application. Only a money order or cashier's check will be accepted. Failure to remit the security deposit will cause the application to be cancelled and the property returned to the availability roster.

ALL INTAIL MOVE-IN COSTS MUST BE PAID BY CASHIERS CHECK OR MONEY ORDER.

OTHER REQUIREMENTS

Credit History: Satisfactory

Rental History: Satisfactory (No evictions owing money or damages)

Criminal History: Satisfactory (No violent crimes or drug charges)

OCCUPANCY STANDARDS

1 BEDROOM- 2 PERSONS MAXIMUM

2 BEDROOMS- 4 PERSONS MAXIMUM

3 BEDROOMS-6 PERSONS MAXIMUM

4 BEDROOMS-8 PERSONS MAXIMUM

Rent is due on the first day of each month in the form of personal checks, cashier's checks, or money orders.

NO CASH ACCEPTED

Rental Application - Personal and Rental History

List all occupants (unmarried applicants must fill out separate applications).

PERSONAL INFORMATION

Full legal name	Relationship	Birthday	Social Security #
Full legal name	Relationship	Birthday	Social Security #
	Applicant		
Full legal name	Relationship	Birthday	Social Security #
Full legal name	Relationship	Birthday	Social Security #
Full legal name	Relationship	Birthday	Social Security #
Contact person	Phone #	Email	

RENTAL HISTORY - PRESENT ADDRESS

Present address			
Landlord / mortgage company		Telephone number	
Monthly payment (\$)	Length of occupancy	Lease expires	Notice given

RENTAL HISTORY - PREVIOUS ADDRESS

Previous address			
Landlord name		Telephone number	
Monthly payment (\$)	Length of occupancy	Move out date	Deposit refund

RENTAL SCREENING QUESTIONS

Have you ever broken a lease? (Yes / No)	Have you ever been evicted? (Yes / No)
Do you owe a landlord money? (Yes / No)	Have you ever been convicted of a felony? (Yes / No)

If yes answered to any of the above, please give explanation.

Explanation

Rental Application - Employment and Household Information

Complete the information below for all applicants and occupants included in this application.

PETS

Pets?	Quantity	Type	License #	Vet record	Microchip?

EMPLOYMENT HISTORY - APPLICANT

Current employer	Telephone number

Employer's address

Supervisor	Your position	Length of employment

Income - hourly (\$)	Salary (\$)	Weekly hours	Overtime	Other income (\$)

PREVIOUS EMPLOYMENT

Previous employer	Telephone number

Employer's address	Length of employment

SPOUSE EMPLOYMENT

Spouse's employer	Telephone number

Employer's address

Supervisor	Position held	Length of employment

Income - hourly (\$)	Salary (\$)	Weekly hours	Overtime	Other income (\$)

EMERGENCY CONTACT INFORMATION

Name	Address	Telephone #

Name	Address	Telephone #

Rental Application - Vehicle Information

Complete for the applicant and spouse, if applicable.

VEHICLE INFORMATION

Auto make	Year	Color	Tag	State

Auto make	Year	Color	Tag	State

APPLICANT AND SPOUSE DRIVER'S LICENSE INFORMATION

Applicant driver's license #	State	Spouse's driver's license #	State

Consent of Applicant(s)

AUTHORIZATION OF RELEASE OF INFORMATION

Applicant(s) represent that all of the information and statements on the application for rental are true and complete and hereby authorizes Management or its Agent to investigate my past history for the purpose of determining approval of this application. This consent includes, but is not limited to, any history of residency, employment, credit, criminal, or public records. This application must be signed before management can process it. Applicants(s) acknowledge that false or omitted information herein may constitute grounds for rejection of this application, termination of rights of occupancy, and/or forfeit of fees or deposits and my constitute a criminal offense under the laws of this State. My signature hereby releases Broderick & Associates, any procurer or furnisher of information, from any liability whatsoever in the use, procurement or furnishing of such information and understand that my application information may be provided to local, state and/or federal agencies.

NON-REFUNDABLE APPLICATION FEE

Applicant(s) agree to pay \$50.00 per adult for a non-refundable application processing fee.

ADMINISTRATION FEE AGREEMENT

Applicant(s) pay an “administration fee” of \$100.00 in consideration of taking the rental property off the market while considering the approval of this application. If the application is approved, the applicant will have 24 hours to remit the security deposit in the amount of:

Security deposit amount (\$)

to Management. If the Applicant(s) fail(s) to enter into a lease or fail(s) to move in on the agreed upon date, all monies paid will be forfeited. If the application is denied or is returned with conditions the applicant(s) is not willing to meet, \$50.00 of the reservation fee will be returned. If the application is canceled within 24 hours of submission, the reservation fee will be returned. Keys and access will be furnished only after a lease and other rental documents have been properly executed by all parties, applicable funds have been paid, and applicable utilities have been connected. This application is preliminary 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 CERTIFICATION & ACKNOWLEDGMENT

I certify that the identity information I have provided is true and accurate and that the documents submitted with this application are authentic and have not been forged, fabricated, or counterfeited. I understand that fraudulent entry into a residential dwelling may constitute a third-degree felony under §817.537, Florida Statutes, and may result in termination of the rental agreement under §83.56, Florida Statutes.

Applicant’s Signature (handwritten)

Date

Spouse’s Signature (handwritten)

Date

Leasing Representative (handwritten)

Date

Management Approval (handwritten)

Date

Employment Verification Request

AUTHORIZATION TO RELEASE INFORMATION

I hereby authorize all third parties indicated on my application to furnish the information requested below to BRODERICK & ASSOCIATES, INC. I release all third parties, their officers, agents and employees from any and all liability associated with such disclosure of the requested information.

APPLICANT - PLEASE FILL OUT THESE FOUR (4) LINES ONLY

Applicant name	Social Security number
Applicant signature (handwritten)	Date
To	
Attn	
Phone	Email

The applicant identified above has applied to Broderick & Associates, Inc. This applicant listed you as their employer. Please fill out the "Third Party" information requested below and return to AmandaM@BroderickRealty.com. Should you have any questions, please call 727-544-1403.

EMPLOYER / THIRD PARTY INFORMATION

Applicant's position		
Does the SS# listed above match your records? (Yes / No)	Hire date	Full time or part time?
Pay rate, if hourly (\$)	Weekly hours	Overtime rate (\$)
Overtime hours	Salary, if not hourly (\$)	Commission (\$)
Pay schedule (i.e. weekly, bi-weekly)		
Verified by	Title	

Employer representative signature (handwritten)	Date

Thank you for your time and cooperation.

Rental Verification Request

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LANDLORD / THIRD PARTY INFORMATION

Residency, current or previous				
Rental address				
Does the applicant's name match your records? (Yes / No)		Does the SSN match? (Yes / No)		
Were they a leaseholder? (Yes / No)	Move in date	Move out date		
Rent amount (\$)	Is the rent current? (Yes / No)	Balance due (\$)		
# of times late	# of bad checks	Skip? (Yes / No)	Eviction? (Yes / No)	Defaults
Has notice been given? (Yes / No)	Notice required	# of occupants	# of pets	
Condition of dwelling				
Would you re-rent to applicant? (Yes / No)				
Verified by		Title		

Landlord / verifier signature (handwritten)	Date
Thank you for your time and cooperation.	