



Certified Real Estate Investments, Inc.
 1100 US Highway 27 Woodridge Plaza, Suite E
 Clermont, FL 34714
 Office: (352) 243-0009 Fax: (352) 243-1220 Email: info@C21wp.com

Rental Application

Do not leave any blank spaces. Please use black ink!
RED AREAS must be completed or application will be returned!

APPLICANTS INFORMATION:

HOME YOU'RE APPLYING FOR _____ RENTAL RATE _____

Name _____ SS# _____ DOB _____

Driver's License# _____ ST _____ Email _____

Spouse/Other _____ SS# _____ DOB _____

Driver's License# _____ ST _____ Email _____

Tenant 1 Cell _____ Tenant 2 Cell _____ Why Moving? _____

PROPERTY OCCUPANTS:

Other Occupants _____ Age _____ Relationship _____

Other Occupants _____ Age _____ Relationship _____

Other Occupant _____ Age _____ Relationship _____

Other Occupant _____ Age _____ Relationship _____

Other Occupant: _____ Age _____ Relationship _____

Pets Number _____ Type(s) _____ Breed(s) _____ Weight(s) _____ Age(s) _____

ADDRESS SECTION:

Present Address _____

Present Landlord _____ Phone _____

Length of Residence: _____ to _____ Monthly Rent _____ Mortgage Acct# _____

Previous Address _____

Previous Landlord _____ Phone _____

Length of Residence _____ to _____ Monthly Rent _____ Mortgage Acct# _____

CURRENT EMPLOYMENT / INCOME SECTION:

Applicant 1 Employer _____ City & State _____

Phone _____ Position _____ Dates _____

Are you Currently Employed? _____ Income _____ Per _____ Manager _____

Applicant 2 Employer _____ City & State _____

Phone _____ Position _____ Dates _____

Are you Currently Employed? _____ Income _____ Per _____ Manager _____

In case of emergency notify: _____

VEHICLE SECTION: (Please list all vehicles that will be parked in your rental property:

Vehicle 1 Brand _____ Model _____ Color _____ Year _____ Plate _____
Vehicle 2 Brand _____ Model _____ Color _____ Year _____ Plate _____
Vehicle 3 Brand _____ Model _____ Color _____ Year _____ Plate _____
Vehicle 4 Brand _____ Model _____ Color _____ Year _____ Plate _____

BACKGROUND INFORMATION:

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant 1 _____ Applicant 2 _____
Have you applied for residency in the past two years, but did not move in? Applicant 1 _____ Applicant 2 _____
Have you ever had adjudication withheld or been convicted of a crime? Applicant 1 _____ Applicant 2 _____

If you have answered YES to any of the above questions, please explain in spaces below the circumstances regarding the situation:

AUTHORIZATION OF RELEASE OF INFORMATION. Applicants represent 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: Applicants agree to pay **\$100.00 for a non-refundable** application processing fee.

HOME REMAINS ON THE MARKET AND IS AVAILABLE TO OTHER PROSPECTIVE TENANTS UNTIL 1) THIS APPLICATION IS FULLY APPROVED 2) A LEASE IS SIGNED BY ALL TENANTS AND 3) ALL FINANCIAL MOVE IN REQUIREMENTS ARE MET.

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 may be or have been made.

By signing below, I have read and agreed to all above information.

Date _____
Applicant

Date _____
Spouse/Other

FOR OFFICE USE ONLY: Property Management Account – First month rent and pet deposit.

KRC - Application Fee
Tenant Escrow Account - Deposit equals 2 months and a half

Listing Agent _____ Rental Agent _____

Tenant Qualification Policy

Certified Real Estate Investments, Inc. qualifies tenants based on three criterions. The first is income, second is the tenant's background and third is the tenant's housing payment history. The tenant's monthly income must be three times the monthly rent. **This is mandatory.** If the tenant cannot document that their income is at least three times the monthly rent the tenant does not qualify. The background check includes the tenant's credit history, criminal record and eviction record. Also identifies any judgments and bankruptcies that have been recorded against the prospective tenant. Certified Real Estate Investments, Inc. accepts a **620 credit score** as satisfactory. In the event that one or more of the tenants' credit score falls below 620, the tenant's housing payment history must be reviewed. When all adult occupants have a 620 credit score no additional analysis is necessary. A credit score of less than 620 does not mean that Certified Real Estate Investments, Inc. will not rent to the tenant. Certified Real Estate Investments, Inc. reserves the right to reject a tenant's application based on Criminal Records, Evictions, Bankruptcies and Judgments based solely on the inclusion of same on the tenant's background report. When Certified Real Estate Investments, Inc. reviews the tenant's housing payment history, the most recent six housing payments are the payments that are considered. Housing payments can be documented a few different ways. First, cancelled checks are acceptable as proof of payment. Second, bank statements showing the housing payment clearing the tenant's bank are acceptable. Third, the landlord's accounting records showing the receipt of the housing payment are acceptable. A letter from the landlord is not acceptable. Documentation that all six housing payments were received by the landlord or have cleared the tenant's bank account on or before the 15th day of the month is acceptable. Certified Real Estate Investments, Inc. requires the First Month Rent, and a Security Deposit equal to 1 ½ Months Rent, guaranteed funds, before the tenant will be authorized to take possession of the property. Security Deposits may be held in an Interest Bearing Escrow Account. All Interest accrues to the account of Certified Real Estate investments, Inc.