

Nick Smyka

-REALTOR - Pristine Bay Realty

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Company Pristine Bay Realty
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ALL APPLICANTS MUST FILL OUT A SEPARATE APPLICATION

****Application must be accompanied by application fee: \$60.00 per adult.****

APPLICATION FEES MUST BE IN THE FORM OF MONEY ORDER OR CERTIFIED CHECK, NO CASH ACCEPTED

Rental Property- _____ Requested Move in Date _____

APPLICANT'S INFORMATION

Applicant Full Name _____ Home Phone: _____

EMAIL Address: _____ Cell: _____ Work: _____

Date of Birth _____ Social Security No. _____ Drivers Lic: _____ ST _____

NON- ADULT OCCUPANTS: (Applicant over 18 must complete a separate application)

Name _____ Relation _____ Age _____ DOB _____

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PETS (It is standard for landlords to require a \$250-\$300 refundable pet deposit)

(Dog - Cat) _____ Breed of Pet: _____ Size of Pet (in pounds) _____

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RESIDENCE HISTORY FOR THE PAST 3 YEARS (Beginning With Most Current)

CURRENT ADDRESS _____ City _____ ST _____ Zip _____

Rent Amount \$ _____ Own Mortgage Amount \$ _____ Mortgage Co. Name _____

Month, Day & Year Moved In _____ / _____ / _____ Move / Lease End Date _____ / _____ / _____

Owner / Landlord _____ Phone _____

Apt/Condo/Townhouse Community Name _____ Phone _____

Why are you moving _____ ?

PREVIOUS ADDRESS _____ City _____ ST _____ Zip _____

Rent Amount \$ _____ Own Mortgage Amount \$ _____ Mortgage Co. Name _____

Month, Day & Year Moved In _____ / _____ / _____ Month, Day, Year Moved Out _____ / _____ / _____

Reason for Leaving _____

Owner / Landlord _____ Phone # _____

Apt/Condo/Townhouse Community Name _____ Phone # _____

Agent _____
Company _____
Phone _____

APPLICANT'S CURRENT EMPLOYMENT:

Employed Full Time _____ Employed Part-Time _____ Student _____ Retired _____ Unemployed _____ Self Employed _____

Employer - Current: _____ Phone: # _____

Date Employed: _____ Position / Title: _____

Supervisor Name: _____

What is your gross monthly income (income before taxes) ? \$ _____

OTHER INCOME:

If there is/are other source(s) of income you would like us to consider, please list income, source and person (Banker, Employer, etc.) who we could contact for confirmation. You do NOT have to reveal alimony, child support or Spouse's annual income unless you want us to consider it in this application.

APPLICANT: OTHER SOURCES OF INCOME:

Amount \$ _____ Source _____

Contact _____ Phone () _____

Vehicles:

1. MAKE/MODEL _____ Color _____ Year _____ Tag No. _____ State _____

2. MAKE/MODEL _____ Color _____ Year _____ Tag No. _____ State _____

- Re: **EVICTION** on your credit report in the last seven years - This may effect your application.
- Have you ever been evicted from residency in the last seven years? Yes or No

- Re: **LANDLORD DEBTS** on credit-This may effect your application.
- Do you currently owe any previous landlords any past money? Yes or No

- Re: **FELONY** criminal history - Depending on the charge and the date, this might effect your application.
- Have you ever been convicted of a felony? Yes or No

- Re: **BANKRUPTCY** in the last two years - This may effect your application.
- Have you ever filed for bankruptcy in the last two years?: Yes or No Discharge Date: _____

- Re: **COLLECTION ACCOUNTS** - This may effect your application.
- Do you currently have any credit accounts in collection for non-payment? Yes or No

EMERGENCY CONTACTS (Someone not living with you)

Name _____ Telephone _____

Name _____ Telephone _____

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Agent _____
Company _____
Phone _____

RESIDENT SELECTION CRITERIA

Equal Housing

Home Locators does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Application for Residency

An Application for Residency must be completed and maintained for every applicant 18 years of age or older who will be living in the rental property.

Qualifying Standards

Rental History: 2 years of rental/resident history will be verified on present and previous residence. A positive record of prompt payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage.

Credit History: An unsatisfactory RegistrySCORE™ can disqualify an applicant from renting. If an applicant is rejected, the applicant will be given the name, address and telephone number of the credit-reporting agency that provided the credit report (but not be told the content of the credit report). An applicant that is rejected is encouraged to obtain a copy of the credit report from the credit-reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this office with an additional application fee.

Income: All applicants will be required to produce written verification of income. Acceptable income verification required may include 1 month of current pay stubs (you can greatly speed up the application process by providing copies of your most current pay stubs to office personnel or your agent), a letter from the employer on company letterhead signed by an authorized party, the most recent W2, or proof of assets. Self-employed applicants may be required to supply the most recent tax return or certified verification from their company accountant or bank.

Criminal Background Check: A criminal background check may be used as part of the qualifying criteria. An applicant will automatically be denied in the event they have ever been listed on the registry of sexual offenders or convicted, pled guilty or "no contest" or had an adjudication withheld to a:

- Felony
- Sexual Offense
- Drug-related Criminal Offense

Evaluation

Home Locators evaluates the above information with a scoring method that weighs the indicators of future rent payment performance.

Co-signers

In the event a co-signer is required, he/she must complete an Application for Residency, meet all the Resident Selection Criteria and sign the Guarantor Addendum. The co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.

_____/_____
Applicant Signature Date Agent or Agent for Owner Date

A Summary of Your Rights Under the Fair Credit Reporting Act

The Federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness, and privacy of information in the files of every "consumer-reporting agency" (CRA). Most CRA's are credit bureaus that gather and sell information about you - such as if you pay your bills on time or have filed bankruptcy - to creditors, employers, landlords, and other businesses. You can find the complete text of the FCRA, 15 U.S.C. 1681u, at the Federal Trade Commission's web site (<http://www.ftc.gov>). The FCRA gives you specific rights, as

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