

**Pelican Real Estate
Property Management Resident Selection Criteria
And Disclosures**

1. All adult applicants 18 or older must submit a fully completed, dated and signed application and a \$30.00 application fee. Applicants must provide a government issued photo ID. A non-refundable application fee will be required for all adult applicants with the exception of married individuals who will only be required to pay one fee. Applicant may be required to be approved by a condo/ homeowner's association and may have to pay an additional security or damage deposit.
2. Application fees, security deposits and all money due before move-in must be paid by cashier's check, cash or money order. Occupancy will not be given until the funds clear payee's bank. Only checks drawn on a U.S. bank will be accepted. Application turn around time is usually one full business day. Employment, landlord or out of state verifications may take up to an additional 3 days.
3. Applicants must have a combined gross income of at least three times the monthly rent. We do not accept co-signer's. A minimum of two years residential rental history is required.
4. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filings, collections, liens or bankruptcies within the past 5 years. We will not provide you with the credit report or tell you of its contents. See Disclosure 1 below.
5. Self-employed applicants may be required to produce upon request 2 years of tax records. Non-employed individuals must provide verifiable proof of income. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjunction withheld" further documentation may be required and applicant may be denied on this basis.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks and no damage to unit of failure to leave the property and clean and without damage at end of lease.
8. No pets (with the exception of medically necessary pets) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to the lease, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets. Certificate of medical necessity is required for service animals. The following breeds of dogs will not be accepted due to insurance liability: Rotweillers, Dobermans, Pit Bulls, Staffordshire Terriers, Bull Terriers, Wolf Hybrids, German Shepard's, Chows, Presa Canarios, Akita's, any dog with a bite history or any dog mixed with one of these breeds.
9. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. We reserve the right to require a higher security deposit and/or additional prepaid rent.
10. We **will** require the security deposit be paid and a lease agreement signed before we take a property off the rental market. If the tenant pays the security deposit and sign the lease and fails to move into the property the security deposit will not be refunded.

11. Current occupancy standards are a maximum of 2 persons per bedroom and may change per HUD guidelines.
12. Applicant affirms that they have either seen the interior of the property or are renting the property sight unseen and accept the property in as-is condition.
13. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exception, additional security, co signers and/or additional advance rent payments may be required.
14. Our company policy is to report all non-compliances with terms of your rental agreement for failure to pay rent, or any amounts owed to the credit bureau.
15. Pelican Real Estate and its employees will not discriminate based on race, color, religion sex, handicap, familial status, or national origin.

DISCLOSURE 1: Pursuant to Federal Fair Credit Reporting Act, 15, U.S.C. Section 1681, et seq., as amended by the Consumer Credit Reporting Reform Act of 1996, if the owner denies you residency or asks for additional security deposit, advance rent or a co-signer based on the information obtained from this application you may request a copy of your credit report from the credit reporting agency within 60 days of your denied application for residency.

DISCLOSURE 2: Pursuant to Florida law, The Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals living in their communities. Tenants who deem this information material important should contact FDLE toll free at 1-888-357-7332, via e-mail at sexpred@fdle.state.fl.us, or www.fdle.state.fl.us.

DISCLOSURE 3: School Districts. Due to school overcrowding in certain areas, school boundaries are subject to change. As a result, the information available to the Owner and the Realtor may not be accurate or current, even though it appears to be from a reliable source. If this information is important to you, contact the local school board directly to verify the correct school boundaries for the particular property you are intending to rent prior to signing the lease.

I affirm that I have read & understand the Rental Application Criteria and give Pelican Real Estate permission to process my Application for Rental Property. I understand that my approval for rental property will be based on these criteria.

Applicant Signature

Date

Applicant Signature

Date