

# Daytona Realty Inc.

Phone: 386-255-9937

Physical Address:

1236 Mason Ave.

Email: Jrotstein@aol.com

Website: www.jannrotstein.com Fax: 386-248-1191

Daytona Beach, FL 32117

## RENTAL APPLICATION

Landlord:

This Application is made to rent:

\_\_\_\_\_ bedrooms and \_\_\_\_\_ bathrooms  
for a term of one year.

The following deposits are required:

- security deposit of \$ \_\_\_\_\_
- pet deposit of \$400.00 (If required)

The monthly rent shall be \_\_\_\_\_  
payable in advance.

The Applicant must pay the required deposits within a 24 hour time frame of receiving notice of acceptance or this application is void. The Applicant must pay first month's rent and the deposits within 24 hour time frame or receiving notice of acceptance to "hold" the unit, if the tenant does not lease the unit, then first month's rent and deposits will be forfeited as liquidated damages. It is also understood that if the Application is not accepted, or if the premises are not ready for occupancy by the Applicant on the beginning date specified above, the deposit shall be returned to the Applicant, upon the Applicant's request.

The total amount of \$ \_\_\_\_\_ or \$ \_\_\_\_\_, which ever is required, shall be due upon signature of the lease.

An application fee of \$30.00 is due with this application.

A credit report fee of \$30.00 is due with this application.

**A total of \$60.00 CASH is due with the completion of this application.**

Co- Applicant fee of \$40.00

**ALL APPLICATION FEES ARE NON-REFUNDABLE**

The Applicant understands that the Landlord may contact the references, conduct a background check, request a credit check, and verify employment information given in this Application.

**Minimum standards of a qualified tenant are:**

- No prior evictions
- A consist history of timely rent & utilities payments
- Net monthly income to be 3 times of monthly rent
- A rental history
- No felony Convictions
- No domestic misdemeanor or bad check charges in the last five (5) years

The information provided by the prospective tenant(s) may be used by Daytona Realty Inc. to determine whether to accept this Application. Upon written request within 60 days, Daytona Realty Inc. will disclose to the Applicant in writing the nature and scope of any investigation Daytona Realty, Inc. has requested, and will, if the Application is refused, state in writing the reason for said refusal.

Upon signing the lease there is a processing fee of \$ 100.00 \_\_\_\_\_

**APPLICANT INFORMATION (Please Print)**

**Today's Date:** \_\_\_\_\_

**Desired date of occupancy:** \_\_\_\_\_

**A color copy of your driver's license must be submitted with the application.**

Name:	Name:
Applicant:	Co-Applicant:
Contact Phone Number:	Contact Phone Number:
Email:	Email:

No. of occupants:	Adults:	Children:			
Water bed:	Yes	No	Pets:	Yes	No
Smokers:	Yes	No			

PRESENT ADDRESS:	PRIOR ADDRESS:
address city, state, zip	address city, state, zip
How long at present address:	How long at prior address:
Landlord's Name:	Landlord's Name:
Phone No.:	Phone No.:
Current rent payment:	Rent payment:
Reason for moving:	Reason for moving:

	Applicant	Co-Applicant
Name:		
Social Security No:		
	State:	State:
Driver's License No.:		
Vehicle Model:	Year:	Year:
Tag No.:	Year:	Year:
<b>SOURCES OF INCOME:</b>	\$	\$
Wages	\$	\$
Salary	\$	\$
Commission	\$	\$
Tips	\$	\$
Gov't assistance	\$	\$
Child support/Alimony	\$	\$
Other	\$	\$
<b>Total:</b>	\$	\$
<b>Current Employer:</b>		
Position:		
How Long		
Supervisor:		
Business Phone:		
Annual Income:		
<b>Prior Employer:</b>		
Position:		
Supervisor:		
Business Phone:		
Supervisor:		
Annual Income:		

**PETS:**

Name:	Type/Breed:
Size:	
Indoor?	Outdoor?
<b>PETS:</b>	
Name:	Type/Breed:
Size:	
Indoor?	Outdoor?

NEAREST RELATIVE NOT LIVING WITH YOU:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Street, City, State, Zip  
Home Phone No.: ( \_\_\_\_ ) \_\_\_\_\_  
Relationship: \_\_\_\_\_

PERSONAL REFERENCES:

Name: _____	Name: _____
Address: _____ Street, City, State, Zip	Address: _____ Street, City, State, Zip
Phone No.: _____	Phone No.: _____
Relationship: _____	Relationship: _____

Do you own real estate?  
Yes \_\_\_\_ No \_\_\_\_ If yes, please explain where: \_\_\_\_\_

Have you ever been evicted from any rental premises?  
Yes \_\_\_\_ No \_\_\_\_ If yes, please explain: \_\_\_\_\_

Have you ever willfully and intentionally refused to pay rent when due?  
Yes \_\_\_\_ No \_\_\_\_ If yes, please explain: \_\_\_\_\_

Are there any circumstances which may interrupt your income or ability to pay rent?  
Yes \_\_\_\_ No \_\_\_\_ If yes, please explain: \_\_\_\_\_

Have you ever been convicted of a felony?  
Yes \_\_\_\_ No \_\_\_\_ If yes, please explain: \_\_\_\_\_

**ASSOCIATION APPROVAL:** Where applicable, this contract is subject to and contingent upon the prospective tenant(s) being approved by the condominium/homeowners association. The prospective Resident(s) will pay any non-refundable application fee required by the condominium/homeowners association and make application for association approval within 1 day from the effective date of this contract. Occupancy shall not be permitted prior to association approval. In the event that the prospective Resident(s) are not approved by the association and/or Daytona Realty, Inc., this contract will terminate and any rents and/or security deposits paid will be refunded to the prospective Resident(s). Refunds are subject to applicant(s) funds having cleared our bank account. The non-refundable application fees paid to the association and to Daytona Realty, Inc. are not refundable under any circumstance.

I represent that the information provided in this Application is true and correct to the best of my knowledge. Daytona Realty Inc. is authorized to contact the references, conduct a background check, request a credit check, and verify employment information given in this Application.

Applicant's Signature

Co-Applicant's Signature

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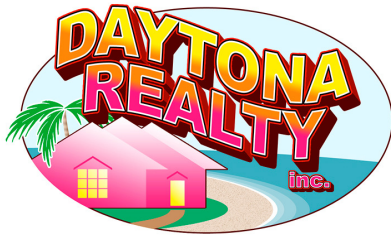
Date: \_\_\_\_\_ Date: \_\_\_\_\_

IT IS AGAINST THE LAW TO DISCRIMINATE AGAINST PROSPECTIVE TENANTS ON THE BASIS OF RACE, RELIGION, NATIONAL ORIGIN, AGE, DISABILITY OR FAMILY STATUS. LOCAL OR STATE LAWS MAY INCLUDE ADDITIONAL CLASSES WHICH ARE PROTECTED FROM DISCRIMINATION IN HOUSING.

The information provided by the prospective tenant(s) may be used by Daytona Realty, Inc. to determine whether to accept this Application. Upon written request within 60 days, Daytona Realty, Inc. will disclose to the Applicant in writing the nature and scope of any investigation Daytona Realty Inc. has requested, and will, if the Application is refused, state in writing the reason for said refusal.

Accepted: \_\_\_\_\_ Refused: \_\_\_\_\_

By: \_\_\_\_\_



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 Office: 386-255-9937  
 Fax: 386-248-1191  
 Email: [jrotstein@aol.com](mailto:jrotstein@aol.com)  
 Website: [www.jannrotstein.com](http://www.jannrotstein.com)

**RENTAL REFERENCE OF FORMER LANDLORD**

Dear Landlord,

A current or former tenant of yours has applied to rent a property from our company. **Please take a moment to complete this reference form and email or fax it back to us at: 386-248-1191. Thank You!**

I authorize Daytona Realty, Inc. to obtain a rental reference from my previous landlord.

\_\_\_\_\_  
 Prospective Applicant                      Date                      Prospective Applicant                      Date

Enclosed please find the authorization for \_\_\_\_\_  
 Former Address: \_\_\_\_\_

- 1) How long have they rented from you? From: \_\_\_\_\_ To: \_\_\_\_\_
- 2) Rental Amount: \_\_\_\_\_ Security Deposit: \_\_\_\_\_
- 3) Was the security deposit refunded? Y or N If no, why? \_\_\_\_\_
- 4) Was a lease broken?: Y or N If yes, why? \_\_\_\_\_
- 5) Have they paid rent on time? If late, how many times? \_\_\_\_\_
- 6) Any bounced checks (NSF)? Y or N If yes, how many? \_\_\_\_\_
- 7) Did they have any pets? Y or N How many? \_\_\_\_\_ What types? \_\_\_\_\_  
 If yes, did they do any damage and if so what type \_\_\_\_\_
- 8) Are you related to the applicants? Y or N If yes, how \_\_\_\_\_
- 9) Did they report problems in a timely manner? \_\_\_\_\_
- 10) Did they keep a tidy & clean property? \_\_\_\_\_
- 11) Would you rent to these applicants again? Y or N If no,  
 why? \_\_\_\_\_
- 12) Any complaints or recommendations on these applicants? \_\_\_\_\_

Your Name: \_\_\_\_\_ Position: \_\_\_\_\_

Would you be interested in using our services to lease, manage, or sale your rental investment properties? Y or N If so, please call us at 386-255-9937 or visit our website at [www.jannrotstein.com](http://www.jannrotstein.com) Thank you for your time and if there is anything I can do to help, please let me know.  
 Sincerely, Jann Rotstein Sales Associate



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For your employer  
Daytona Realty, Inc  
1236 Mason Ave.  
Daytona Beach, FL 32117

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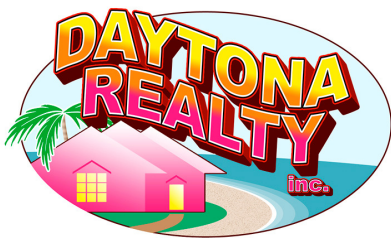
Dear Employer:

We are in the process of confirming information provided by a prospective tenant who has provided your name as employer in connection with a rental application. Please verify the information provided by the tenant by telephone or return the attached form to the above address. If you have any questions please do not hesitate to contact the office at (386) 255-9937. The best time to reach the office is weekday between 9:00am to 5:00pm.

Thank you for your cooperation.

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### TENANT SUPPLIED INFORMATION

Prospective Tenant's Name: \_\_\_\_\_

Position: \_\_\_\_\_

Wage/Salary: \_\_\_\_\_ Per: \_\_\_\_\_

Length of time with above Employer: \_\_\_\_\_

I have completed the above information in connection with a rental application. The addressee of this letter is authorized to verify this information and supply the above named landlord with the information requested in the following items. Your response is solely a matter of courtesy for which no responsibility is attached to your institution or any of your officers.

Prospective Tenant's Signature: \_\_\_\_\_

### VERIFICATION TO BE COMPLETED BY EMPLOYER

Is the employment information correct: Yes \_\_\_\_ No \_\_\_\_

Is this employment:

Part-time \_\_\_\_ Full-time \_\_\_\_ Temporary \_\_\_\_ Permanent \_\_\_\_

Information provided by: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE RETURN THIS FORM TO THE LANDLORD.  
If form is not returned to Landlord, provide a copy of current pay-stub.**