



Real Estate Since 88'

SELECTION REQUIREMENTS

NOTE: the application process can take 48-72 hours.

- Applicants must be 18 years of age or older to contract/lease a rental property. Applicants must have proof of identity via a government/state issued photo ID or divers license. The application fee is NON-REFUNDABLE! Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit. Applicants are NOT accepted on a "first come, first serve" basis. Applications that are not fully completed, with unpaid application fees, unsigned and dated, will NOT be processed.
- Credit history and or Civil Court Records must not contain slow pays, judgments, collections or liens within the past TWO (2) years. Those with less than a 625-credit score or eviction filings less than FIVE (5) years need NOT apply.
- All additional occupants to reside in the home/unit including grown youth, 18 years of age and older MUST submit a fully completed on-line application, with date, and digital signature. The application fee for all applicants is NON-REFUNDABLE!
- Married applicants must have a MINIMUM combined monthly income of THREE (3) times the monthly rent. Non-married in Florida are recognized as "roommates". Roommate applicants must have a MINIMUM monthly income of THREE (3) times the monthly rent INDIVIDUALLY. Child support is not included as sustainable income.
- Applicants must have THREE (3) years positive past rental history through a verifiable landlord. The previous landlord must provide a positive report for timely rent payments, NO unpaid NSF checks, sufficient notice to vacate, no complaints for noise, illegal, or nuisance activities that lead to civil disturbances. There shall be no home or unit damages or failure to leave the property clean at time of lease termination.

- Self-employed applicants may be required to produce upon request 2 years tax returns or 1099's. NON-employed applicants MUST provide verifiable proof of SUSTAINABLE income of no less than 2 years.
- Criminal records MUST contain no convictions for felonies for crimes involving illegal manufacturing or distribution of a controlled substance, felonies resulting in bodily harm or intentional damage or destruction of property within the past SEVEN (7) years. NO SEXUAL related offenses for any time period are acceptable. In the event a record is "adjudication withheld", "nolo proso", or "adjudication deferred", further documentation may be required and applicant may be denied on such basis.
- The number of occupants MUST follow HUD standards/guidelines for the living area of the applied home or unit.
- NO pets are permitted without specific written permission of landlord and documented in the pet addendum of the lease. All applicants are required to complete a pet screening application (found during the application process). All pet application costs are NOT refundable. NOTE: Potential applicants with pets listed on the insurance "dangerous breed list" (Google: insurance restricted breeds for a list), and any mixed breed with those listed need NOT apply. Property owners have sole discretion for pet approval. Approved pets require pet fees – PER PET. NOTE: tenant FAQ's for cost based on size. (Fees are NOT refundable). Exceptions to the requirement above are ESA and Service animals. However, proper documentation allowed by the laws are required. A letter of need from a "current" tending physician (within 2 years) is required.
- Approved applicants MUST sign the lease contract, pay the security deposit, and take possession of the rental within THREE (3) business days of notice of approval. Landlord reserves the right to require increased deposits and additional pre-paid rent. NOTE: failure to communicate or failure to execute the lease contract within THREE (3) business days of notified approval, those applications are deemed null and void and all cost associated with that applicant to date, shall be FORFEITED.
- Approved applicants unable to take possession of a rental within the required time period, MUST pay a "holding fee" NOTE: 1) "Holding fees" must be paid within 48 hours of receiving approval notice as a tenant. 2) The "holding fee" holds the property off the market for FOURTEEN (14) days from the date of the tenant approval notice. 3) "Holding fees" will be deposited as "security deposits" after execution of the lease. NOTE: failure to communicate or failure to execute the lease contract for ANY reason, the holding fee, and all other fees paid to date by the applicant will be FORFEITED for liquidate damages. All further obligations with the application and applicant are TERMINATED.

ADDITIONAL APPLICANT TERMS TO AGREEMENT

- Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed, to the credit bureau and/or collection agency and if the amount is disputed, it shall be reported as disputed in accordance with the law.
- In the event any exception to our company's criteria are made, additional security deposit, co-signers, and/or additional advance rent payments will be required. Exceptions are for minor concerns and those decisions for exceptions (if any) will be made by the property owner.
- **Agency**- Waddell Realty LLC (Home Rental Pros) is paid by the owners of the property. We are considered by Florida law to be agents of the owner.