



11645 Beach Blvd., Suite 201
Jacksonville, Florida 32246

“Exceeding both buyer and seller expectations for over twenty years!”

Office: (904) 646-5626
FAX: (904) 646-5625

RENTAL APPLICATION

Date of Application _____ Address of Rental Property _____

IT IS IMPORTANT THAT ALL INFORMATION BELOW IS PROVIDED

Name _____ Soc. Sec. # _____ Driver's License # _____

Home Phone _____ Cell Phone _____ Work Phone _____ Email _____

Spouse Name _____ Soc. Sec. # _____ Driver's license # _____

Home Phone _____ Cell Phone _____ Work Phone _____ Email _____

Name(s) of other persons occupying this residence:

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Residence(s) for the past three (3) years: List Present Residence first

Address	City, State, Zip	Landlord's Name	Landlord's Phone	Dates

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Reason for leaving present residence: _____

Have you ever been evicted? Yes _____ No _____ If yes, please explain reason _____

Have you ever been convicted of a Felony? Yes _____ No _____

Employment for past two (2) years: List present job first

Company	Address	Position	Monthly Income	Supervisor Phone

Company	Address	Position	Monthly Income	Supervisor Phone

Company	Address	Position	Monthly Income	Supervisor Phone

Spouse's Employment for past two (2) years: List present job first

Company	Address	Position	Monthly Income	Supervisor Phone

Company	Address	Position	Monthly Income	Supervisor Phone

Company	Address	Position	Monthly Income	Supervisor Phone

Personal References (not related)

Name _____	Address _____	City, State, Zip _____	Contact Phone Number(s) _____
Name _____	Address _____	City, State, Zip _____	Contact Phone Number(s) _____
Name _____	Address _____	City, State, Zip _____	Contact Phone Number(s) _____
Nearest Relative Name _____		Relationship _____	Phone _____
Address _____		City _____	State _____ Zip Code _____
Auto Make _____		Year _____	Tag Number _____ State _____

Do you own a Pet? Yes _____ No _____ If yes, you must fill out the Pet Application if your Pet will be allowed.

PET APPLICATION			
Pet's Name _____	Age _____	Breed _____	Weight _____ Color _____
Temperament _____	Neutered _____	Spayed _____	Indoor _____ Outdoor _____
House Broken _____	Leash Trained _____	Declawed _____	Crated _____
Length of time owned _____	Tag _____	Licensed _____	Shot Records _____
Veterinarian's Name _____		Phone Number _____	

YOU MUST INCLUDE TWO (2) PHOTOS OF PET. ONE PHOTO SHOWING FRONT VIEW AND ONE PHOTO SHOWING SIDE VIEW. The following breeds of dogs will not be accepted: German Shepherds, Dobermans, Pit Bulls, Rottweiler, Chows, and any mixed breed where the predominant breed is mentioned above.

AGENT DISCLOSURE: You are hereby notified that Braddy & Associates Realty as agent for the Landlord/Owner and as Property Manager of the real property you are considering for lease, represents the Landlord/Owner of this real property in this transaction. By signature below, you acknowledge receipt of this notice prior to entering into a lease (Rental Agreement). Braddy & Associates Realty is the authorized agent to receive notices and demands of Tenants in regard to the leased property.

RADON GAS: Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

I/we certify that the information given herein is complete, true, and correct. Landlord or his/her agent is hereby expressly authorized to verify the accuracy and correctness of this statement, to communicate with my/our employer and creditors and to produce such other information which landlord or agent may be required to evaluate this application. This Application must be signed before it can be processed. Any **false** information will constitute grounds for rejection of application.

BY SIGNING THIS APPLICATION YOU ARE ALLOWING THE RELEASE OF YOUR RENTAL HISTORY, TO BRADDY & ASSOCIATES REALTY.

_____	_____	_____	_____
Applicant Signature	Date	Co-Applicant Signature	Date



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RESIDENT SELECTION CRITERIA

Application Requirements: All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide state issued photo identification card, military ID, or driver's license. A **Non refundable** application fee of \$50 will be required for one adult applicant and \$10 for each additional adult applicant. 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. **Fee must be paid in Cash or Money Order.**

Income Requirements: Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co-signer. Self employed applicants may be required to produce upon request 2 years of tax returns or 1099s and 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.

Rental Requirements: 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 or failure to leave the property clean and without damage at time of lease termination.

Credit Investigation Requirements and Credit Reporting: Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years. Our company policy is to report all non-compliance's with the terms of your rental agreement of failure to pay rent as agreed, or any amounts owed to any or all credit reporting agencies and to list your name in the Jacksonville Landlord tenant database.

Background Investigation Requirements: 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 "adjudication withheld", further documentation may be required and applicant may be denied on this basis.

Pet Policy: Allowable pets, if any, are granted on a per property basis. No pets (with the exception of medically necessary pets – physician's note required) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to 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. Pet Fees are established on a per property basis. Two photo's of pet must be submitted with Pet Application.

Occupancy Requirements: The number of occupants must be in compliance with HUD standards and guidelines for the applied for unit. The standards are as follows:

- No more than 2 persons may occupy a 1 bedroom dwelling,
- No more than 4 persons may occupy a 2 bedroom dwelling,
- No more than 6 persons may occupy a 3 bedroom dwelling,
- No more than 8 persons may occupy a 4 bedroom dwelling

Security Deposit Requirements: 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.

Applicant Signature

Date

Applicant Signature

Date

Landlord or Rental Agent Signature

Date

