

PRECISION PROPERTY MANAGEMENT SERVICES, INC

13375 McGregor Blvd – Fort Myers, Florida 33919
Office (239) 267-1701 – Fax: (239) 482-6416
www.thechanggroup.com

Rental Application Instructions

PLEASE READ THE FOLLOWING CAREFULLY

In order to process this application, all of the following **MUST** be included. If any information is not filled in or if we do not receive **ALL** documents requested within 24 hrs of initial application, **the application will NOT be processed; the application fee will not be returned; 25% of one month's rent will be retained as an administrative fee; and, the application will be withdrawn.**

- _____ 1. A fully completed rental application for each applicant. **(LEAVE NO SPACES BLANK).**
- _____ 2. Copy of each applicant's driver's license, or other form of state or federal approved picture ID.

_____ 3. **Verifiable proof of income equal to 3x the monthly rent:**

- Copy of last 2 months pay stubs for each applicant.
- SSI, Child Support, Disability, Etc.
- If self-employed, last 2 years' tax returns.

- _____ 4. Deposit equivalent to one month's rent. **The deposit will hold the property ONLY if your application is complete and qualifies. Deposit is payable in the form of money order or cashier's check payable to PPMS, or cash.**

- _____ 5. Application Fee: **\$50.00 per applicant 18 yrs and older & \$75.00 per married couple for non-HOA properties. \$75.00 per applicant for CONDOS & other HOA properties.**

If applying for an HOA property, AN ADDITIONAL APPLICATION FEE per applicant is due on the date of lease signing.

Application fees are payable in the form of money order or cashier's check payable to PPMS, or cash. All application fees are non-refundable.

Submit applications to: Precision Property Management Services, Inc.
13375 McGregor Blvd
Fort Myers, FL 33919

AGENT & OFFICE USE ONLY	
Applicant(s): _____	_____
Property Address: _____	_____
Date Received: _____	Agent: _____
Processed By: _____	Move-in date: _____
Date	
Approved By: _____	Total Due at move in: _____
Date	

Rental Application Certificate

___ By signing below, I/we hereby authorize Precision Property Management Services, Inc to make inquiries through the credit bureau and/or from my employer and other references that are supplied on this application. I understand that the **non-refundable** application fee is \$50.00 per applicant, \$75.00 for married couples, and \$75.00 per applicant for HOA properties. HOA applications require an additional application fee per applicant, due at lease signing, and an additional application. (Note: HOA approvals could take up to 20 business days).

___ I/we hereby apply to rent the below identified premises for the terms and conditions stated in the lease agreement and acknowledge that the rental payment is payable on the first day of each calendar month. I/we guarantee the statements and representations made on this application are true.

___ **I/we understand that a deposit in the amount of one month's rent (in certified funds) will put a hold on the premises mentioned on the application ONLY if my application is complete. A complete application consists of ALL items listed on Page 1 of this application. If ALL items are not submitted within 24 hours of initial application, 25% of one month's rent will be retained as an administrative fee and application will be withdrawn.**

___ I/we further understand that Precision Property Management Services, Inc is a transaction agent and does not solely represent the owner nor the tenant but the transaction between both parties. Any changes to the lease agreement or term must be negotiated through Precision Property Management Services, Inc to the owner whom maintains the final decision.

___ Precision Property Management Services, Inc is a licensed Real Estate brokerage acting exclusively for each transaction and will be paid a management fee by the owner of said property for procuring this lease agreement between Precision Property Management Services, Inc and the tenant.

___ I/we understand that if I/we am/are found not qualified to lease the premises applied for, my/our deposit will be refunded less the application fee.

___ I/we further understand that if I/we am/are found qualified to lease the premises and I/we decline to lease the premises for any reason, my/our deposit may be retained.

___ I/we understand that if any statement made on this application is a misrepresentation and not true statement of facts, my/our deposit in the amount of one month's rent will be retained as forfeiture for liquidated damages.

___ I/we understand that based on the information collected, **I/we MAY be required to pay an additional security deposit amount up to one month's rent which must be paid within 24 hours of approval. If acceptance and payment of the additional required deposit is not made within 24 hours, 25% of one month's rent will be retained as an administrative fee and application will be withdrawn.**

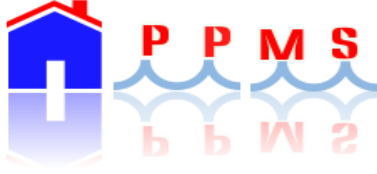
Initial each paragraph above and sign and print below.

Applicant Signature: _____ Date: _____

Printed Name: _____

Applicant Signature: _____ Date: _____

Printed Name: _____



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RENTAL APPLICATION

Today's Date: _____

Requested Move-in Date: _____
DO NOT LEAVE BLANK

Application for property address: _____

Applicant:

First Applicant

First Name: _____ Middle Name: _____ Last Name: _____

Marital Status: Married Single

Date of Birth: _____ Social Security # _____

Driver's License # _____ State: _____

Phone: (Home) _____ (Cell) _____ (Work) _____

Email Address: _____

Second Applicant

First Name: _____ Middle Name: _____ Last Name: _____

Marital Status: Married Single

Date of Birth: _____ Social Security # _____

Driver's License # _____ State: _____

Phone: (Home) _____ (Cell) _____ (Work) _____

Email Address: _____

Relationship to First Applicant: Spouse Significant Other Roommate Other _____

Number of Children in household: _____

Names & Ages: _____

Name / Relationship of any other occupants: _____

Present Address:

Present Address: _____ City: _____

State: _____ Zip: _____ County: _____

Rent or Own Monthly Payment: \$ _____

Date of Move In: _____ Date of Move Out: _____

Reason for Moving: _____

Owner / Manager or Mortgage Company: _____

Contact Name: _____ Phone: _____

Previous Address:

Previous Address: _____ City: _____

**** (If less than 2 years, please list all previous addresses.)****

State: _____ Zip: _____ County: _____

Rent or Own Monthly Payment: \$ _____

Date of Move In: _____ Date of Move Out: _____

Reason for Moving: _____

Owner / Manager or Mortgage Company: _____

Contact Name: _____ Phone: _____

Current Employment:

First Applicant:

Name of Present Employer (Company): _____

Address: _____

Position: _____

Date Started: _____ Monthly Income: \$ _____

Supervisor's Name: _____ Phone: _____

Second Applicant:

Name of Present Employer (Company): _____

Address: _____

Position: _____

Date Started: _____ Monthly Income: \$ _____

Supervisor's Name: _____ Phone: _____

Household Income:

Gross monthly Income (before taxes): \$ _____ Alimony / Child Support **collected** monthly: \$ _____

Other Income: \$ _____

Vehicles:

(Please list all vehicles to be parked on premises)

Make: _____ Model _____ Year _____ Color _____ Plate # _____

Make: _____ Model _____ Year _____ Color _____ Plate # _____

Make: _____ Model _____ Year _____ Color _____ Plate # _____

Credit History:

Car Payments? Yes No \$ _____ How many months left on lease / loan? _____

Major Credit Card? Visa Master Card American Express Discover Other

List all credit obligations with minimum monthly payments: _____

(Please attach separate sheet of paper, if necessary)

Criminal / Rental History:

Have **any** of the occupants listed above ever been:

Arrested? Yes No If yes, Explain: _____

Convicted of a Felony? Yes No If yes, Explain: _____

Convicted of a Misdemeanor? Yes No If yes, Explain: _____

Named in Eviction procedures? Yes No If yes, Explain: _____

Evicted? Yes No If yes, Explain: _____

Broken a lease? Yes No If yes, Explain: _____

Declared Bankruptcy? Yes No If yes, Explain: _____

Foreclosed on? Yes No If yes, Explain: _____

Bank Name: _____

Pets (if applicable):

How many? _____

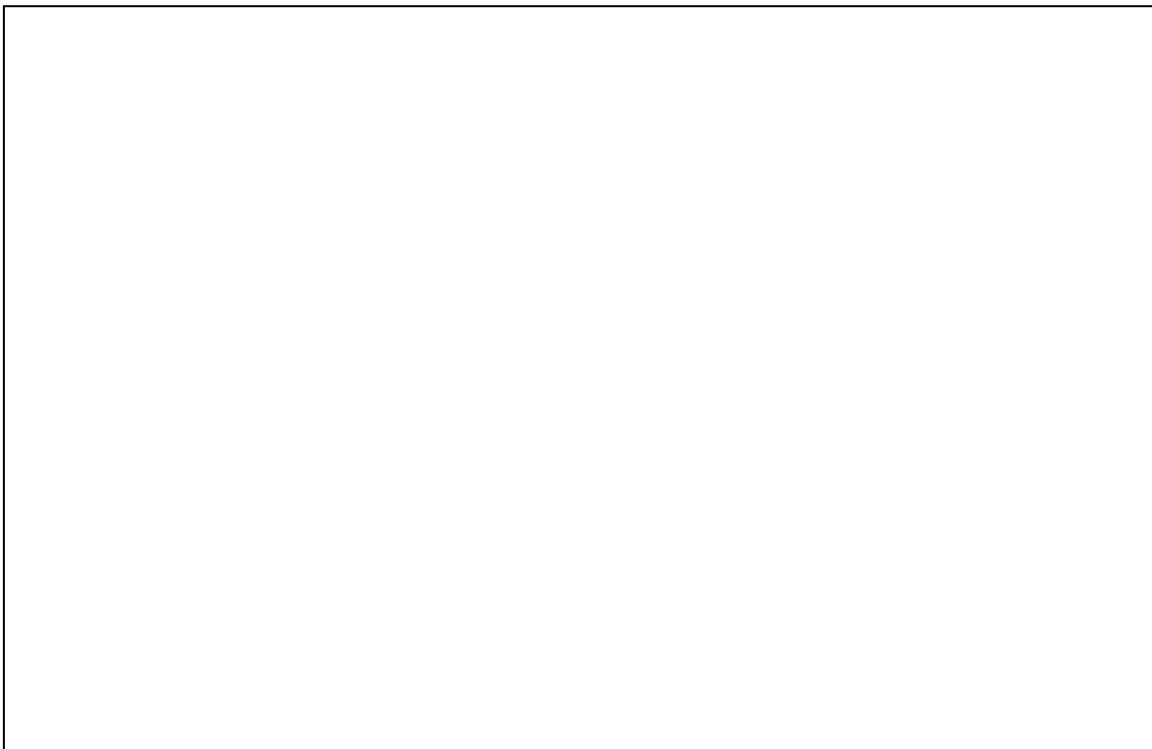
Type: _____ Breed: _____ Weight _____ Age: _____ Color: _____ Name: _____

Type: _____ Breed: _____ Weight _____ Age: _____ Color: _____ Name: _____

Pet fee is \$250.00 per pet and is non-refundable.

Note: if applicant does not disclose pet and pet is discovered in the property, then pet fee due at that time will be \$500.00 per pet. No exceptions.

Attach a current photo of your pet here:



Below are the most common disallowed Dog Breeds according to Insurance Industry Standards. Precision Property Management Services Inc. reserves the right to review all pets prior to approval.

Pit Bull Terriers
Staffordshire Terriers
German Shepherds
Rottweilers
Siberian Huskies
Great Danes

Akitas
Doberman Pinschers
Chow Chows
Wolf Hybrids
Mastiffs
American Bulldogs

Cane Corsos
Presa Canarios
Great Danes
Alaskan Malamutes
Boxers
English Bulldogs

Personal References:

- (1) Name: _____
Address: _____
Telephone #: _____
Relationship: _____
- (2) Name: _____
Address: _____
Telephone #: _____
Relationship: _____

Emergency:

In case of emergency contact: _____
Relationship: _____ Phone #: _____

The above listed applicant declares that all statements made in this application are true and complete. Applicant hereby authorizes Precision Property Management Services, Inc. to verify all of the information in this application and obtain credit reports on the above listed applicant and/or applicants. If any applicant has given any false information, PPMS is entitled to reject the application and retain all application fees and deposit in the amount of one month's rent as liquidated damages for PPM's time and expense in processing this application. Applicant shall give PPMS a non-refundable application fee in the amount of \$50.00 per applicant, \$75.00 for married couples and \$75.00 per applicant for HOA properties.

I/we understand that this application and results thereof remain the property of Precision Property Management Services, Inc.

Signature of First Applicant: _____ Date: _____

Printed Name of First Applicant: _____

Signature of Second Applicant: _____ Date: _____

Printed Name of Second Applicant: _____

Signature of Landlord/Agent: _____ Date: _____

DISCLOSURE

Applicant #1

By signing below, I hereby state that I have read and understand this application in its entirety. All statements I have provided on this application are true in fact.

I also state that:

I can read English

I cannot read English but this application was read to me by

_____ in _____ which I

(Name)

(Language)

understand.

Applicant #1 Signature: _____ Date: _____

Printed Name: _____

Applicant #2

By signing below, I hereby state that I have read and understand this application in its entirety. All statements I have provided on this application are true in fact.

I also state that:

I can read English

I cannot read English but this application was read to me by

_____ in _____ which I

(Name)

(Language)

understand.

Applicant #2 Signature: _____ Date: _____

Printed Name: _____