



Summer Breeze Realty-Property Management Division  
12443 San Jose Blvd, Suite 602  
Jacksonville, FL 32223-8431  
904-647-9286      dori@summerbreezerealestate.com

**RESIDENT SELECTION CRITERIA**  
**WE DO NOT RENT PROPERTIES SIGHT-UNSEEN!**

1. Your application will not be processed without all documents attached and the required application fee(s). Incomplete applications will be immediately denied.
2. All adult applicants/occupants over the age of 18 must complete and sign an application. A non-refundable application fee of \$100.00 per applicant is required when the application is submitted.
3. Valid photo ID is required when application is submitted.
4. Applicants must have verifiable work history and/or verifiable source of income. If self-employed, tax filing or other verification must be submitted. Bank statements will not be considered as proof of income.
5. Applicants must have verifiable credit with a minimum TransUnion score of 600.
6. Applicants must have verifiable rental or ownership history.
7. NO PETS are permitted without specific permission. If permission is given, a pet addendum must be signed and a non-refundable pet fee of \$350 will apply.
8. Section 8 housing not accepted.
9. **No more than 3 unrelated persons/rental unit.**  
(<http://www.co.st-johns.fl.us/DevelopmentReview/PlanningAndZoning.aspx>)
10. In the event of multiple applications for the same property, Summer Breeze Realty reserves the right to choose the best applicant based on credit, rental history, employment history and length of proposed lease.
11. If this is a roommate situation, each roommate must qualify individually.
12. **Funds needed for move-in: first month rent, last month rent & security deposit payable. Funds must clear bank before move-in date/keys turned over to tenant.**

\_\_\_\_\_  
Signature of applicant

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

