



# How to Rent a Home in Central Florida

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If you're planning to rent a home in Central Florida, it helps to know what to expect. This guide explains the typical qualifications, documents you'll need, and the basic steps most property managers and landlords require.

## Step 1: Find a Rental That Fits Your Needs

- Look at the number of bedrooms, location, rent price, and move-in availability.
- Make sure the home fits your monthly budget (rent + utilities).
- Be sure to check pet policies, parking, and lease terms.

## Step 2: Schedule a Showing or Ask for Info

- Contact the landlord or property manager to schedule a tour.
- Ask questions about what's included in the rent (water, lawn care, etc.).

## Step 3: Submit a Rental Application

- Application fees in Central Florida typically range from \$50 to \$100 per adult.
- Each adult (18+) must submit a separate application.
- Applications are often completed online.

## Step 4: Documents You'll Need

- Valid photo ID (driver's license or passport)
- Proof of income (last 2–3 pay stubs or a job offer letter)
- Social Security number (for background and credit checks)
- Rental history or references (previous landlords or roommates)

### **Step 5: What Landlords Typically Look For**

- Monthly income around 3x the rent amount.
- Credit score of 600 or higher is preferred, but not always required.
- No recent evictions or major criminal history.
- Positive rental history and communication.

### **Step 6: Approval and Moving In**

- Once approved, you'll receive a lease to sign.
- Most landlords require a security deposit equal to one month's rent.
- First month's rent is usually due before move-in.
- You'll receive move-in instructions, keys, and sometimes a move-in checklist.

### **Tips & Questions**

- Always read the lease carefully before signing.
- If you're unsure about something, ask before committing.
- Save copies of everything — lease, receipts, communication.
- Keep your rental clean and report any issues quickly to avoid complications.