



How to Rent a Home in Central Florida

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.