



[www.fullerpropertiesfl.com](http://www.fullerpropertiesfl.com)

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## RENTAL APPLICATION/RESIDENT SELECTION CRITERIA

"We are pledged to the letter and spirit of the U.S. Policy for the Achievement of Equal Housing Opportunity throughout the Nation. We encourage and support a program in which there are no barriers to obtaining housing because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin."

1. A separate application is required per adult, 18 or older must submit a fully completed, dated and signed residency application and a non-refundable fee of \$ 75.00, two individuals with joint credit would pay \$125.00. This is due to the fact that each individual's or entity's income, employment, and references. (No application will be processed without a processing fee.) A credit report from a national credit reporting agency will be obtained on all applicants. Additional occupants 18 and over need to complete their own application and pay the \$75.00 application fee.
2. Applications from other applicants are accepted until an application is approved. Because of the fiduciary relationship Fuller Properties has with owners, if more than one application is submitted before approval can be achieved then the most qualified applicant will be approved for placement.
3. Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co-signer. All sources of other income must be verifiable if needed to qualify for a rental unit. Self-employed applicants must have proof of income.
4. If you have been convicted of a felony within the past three (3) years, this is a case of refection. Applicant must not have a felony record that was adjudicated guilty or had adjudication withheld for the past three (3) years, or any conviction of any length of time for any drug related, sexual related, murder related or arson.
5. Credit history and/or Civil Court Records must not contain judgements, eviction filings, liens or bankruptcy within the past three (3) years. We will not provide you with the credit report or tell you of its contents. We will provide you with the name of the credit reporting agency so you may receive a copy from the credit bureau. All information collected for the approval or denial of this application is considered confidential in nature and for company use only.
6. Previous rental history reports from landlords must reflect timely payments, 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 the time of lease termination.
7. **NO PETS!** With the exception of medically necessary pets or any kind are permitted without the specific written permission of Fuller Properties, Inc. and an additional **NON –REFUNDABLE** administrative fee of **\$200.00** minimum per pet. Some properties may require higher fees or higher rent amounts, if a higher fee or rent amounts is required, you will be notified at the time of the application. The following pets will not be accepted under any circumstances: GERMAN SHEPHERDS, DOBERMAN, PIT BULLS, CHOWS or ROTWEILLERS or any other breed that insurance will not allow in a rental property. Additional insurance (pet policy) will be required by the tenant. We recommend State Farm Rental Insurance with pet liability coverage.

8. Reliable documentation and telephone numbers for all income sources must be provided. Employment will be verified on all applicants. Non-employed applicants must provide proof of income.
9. As per guidance from the United States Department of Housing and Urban Development (“HUD”), maximum occupancy is two persons per bedroom.
10. Tenants are strongly urged to acquire Tenants Personal Property Insurance.
11. Once you have been notified of your approval, you must place (**at a minimum**) a holding deposit (by cashier’s check or money order), equal to at least one month’s rent, within 48 hours of your approval notification. Once approved and the payment of the holding deposit is paid your holding deposit is non-refundable. In the event that you fail to enter into lease agreement or refuse to take possession of the property on or before you applied for beginning rental date, you shall forfeit these funds as liquidated damages. Due to the high demand for rental homes, we will not hold the property you applied for off the rental market for more than 48 hours unless you provide the required holding deposit. If you do not comply with this requirement, we may rent the home you applied for to someone else, and your application fee is non-refundable.
12. Applicants will be required to pay a security deposit at the time of lease closing in a minimum amount of one month’s rent. In owner/landlord’s sole discretion, a higher security deposit, and/or additional prepaid rent, and/or guarantors may be accepted in lieu of acceptable credit or landlord history.
13. Our company policy is to report any amounts owed at the end of your tenancy to a collection agency and/or national credit-reporting agency.
14. **APPLICANT and CO-APPLICANT MUST provide copy of Driver’s License and pay stubs with application.**

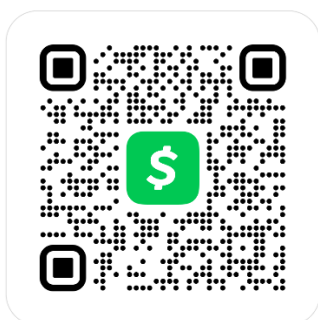
Applicant’s Signature: \_\_\_\_\_

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

Co - Applicant’s Signature: \_\_\_\_\_

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

Scan to pay with Cash App



**Fuller Properties**

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George H. Fuller  
General Manager

Move In Date \_\_\_\_\_  
Application Fee \_\_\_\_\_  
Deposit \_\_\_\_\_  
Rent \_\_\_\_\_  
Move in Special \_\_\_\_\_

## RENTAL APPLICATION

Location of Rental Property: \_\_\_\_\_  
How soon can you move in: \_\_\_\_\_

### PERSONAL INFORMATION:

**Applicant's** Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Social Security # \_\_\_\_\_ Driver License: \_\_\_\_\_ State: \_\_\_\_\_  
Address: \_\_\_\_\_ City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
Cell Phone: \_\_\_\_\_ Work # \_\_\_\_\_ Home # \_\_\_\_\_  
Email address: \_\_\_\_\_

Current Landlord/Owner: \_\_\_\_\_ Phone # \_\_\_\_\_  
Rent Amount \$ \_\_\_\_\_ Dates \_\_\_\_\_ Reason for Moving \_\_\_\_\_  
Previous Address & Landlord: \_\_\_\_\_

### APPLICANT EMPLOYMENT INFORMATION (Must provide copy of paystubs)

Current Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
Length of Employment: \_\_\_\_\_ Your position: \_\_\_\_\_  
Full Time: \_\_\_\_\_ Part Time: \_\_\_\_\_ Salary (Monthly): \_\_\_\_\_ Weekly: \_\_\_\_\_ Hourly: \_\_\_\_\_

Former Employment: \_\_\_\_\_ Salary: \_\_\_\_\_  
Length of Employment: \_\_\_\_\_ Your position: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone # \_\_\_\_\_

**BANK ACCOUNTS:** Name of institution- Checking \_\_\_\_\_ Savings \_\_\_\_\_

### CO-APPLICANT INFO

**Co -Applicant's** Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Social Security # \_\_\_\_\_ Driver License: \_\_\_\_\_ State: \_\_\_\_\_  
Address: \_\_\_\_\_ City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
Cell Phone: \_\_\_\_\_ Work # \_\_\_\_\_ Home # \_\_\_\_\_

Landlord/Owner: \_\_\_\_\_ Phone # \_\_\_\_\_ Rent Amount \$ \_\_\_\_\_  
Rent From: \_\_\_\_\_ Reason for Leaving \_\_\_\_\_

### CO-APPLICANT EMPLOYMENT (Must provide copy of paystubs)

Current Employment: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
Length of Employment: \_\_\_\_\_ Your position: \_\_\_\_\_  
Full Time: \_\_\_\_\_ Part Time: \_\_\_\_\_ Salary (Monthly): \_\_\_\_\_ Weekly: \_\_\_\_\_ Hourly: \_\_\_\_\_

Former Employment: \_\_\_\_\_ Salary: \_\_\_\_\_  
Length of Employment: \_\_\_\_\_ Your position: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone # \_\_\_\_\_

**BANK ACCOUNTS:** Name of institution- Checking \_\_\_\_\_ Savings \_\_\_\_\_

List Full Names of **all** Occupants (Adults): \_\_\_\_\_

**Children and ages:** \_\_\_\_\_

Do you have any Pets? \_\_\_\_\_ If so, indicate kind, breed, weight and age: \_\_\_\_\_

**Non – refundable pet deposit of \$200.00 per pet required upon approval by manager.**

**Additional \$25.00 - \$50 per pet monthly rent will be added to base rent or proof of pet liability insurance.**

Applicant Personal Reference: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Applicant Relative: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Co-Applicant Personal Reference: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Co-Applicant Relative: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Have you or co-applicant ever been EVICTED? \_\_\_\_\_

Has an Eviction Action ever been filed against you? \_\_\_\_\_

Have you ever moved in order to avoid an adverse action against you? \_\_\_\_\_

Have you ever been denied renewal of a rental agreement? \_\_\_\_\_

Have you ever refused to Pay RENT? \_\_\_\_\_

Have you ever paid rent late or beyond your grace period? \_\_\_\_\_

Have you ever moved before your rental agreement was complete? \_\_\_\_\_

Have you ever defaulted on a rental agreement? \_\_\_\_\_

Have you ever been given a notice that you were in non-compliance with your rental agreement? \_\_\_\_\_

Have there been complaints against you for disturbances or illegal activities? \_\_\_\_\_

Do you have any outstanding balances with a current or prior landlord? \_\_\_\_\_

If you have answered "YES" to any of these questions, please explain here or attach a written explanation.

Have you declared bankruptcy? \_\_\_\_\_ When: \_\_\_\_\_

DO you have any JUDGEMENTS or COLLECTIONS against you? \_\_\_\_\_

Explain: \_\_\_\_\_

Have you or a relative ever rented from **Fuller Properties**? \_\_\_\_\_

#### CRIMINAL HISTORY

Have you or co-applicant ever been CONVICTED OF or PLEADED GUILTY or "NO CONTEST" to a FELONY weather or not resulting in a conviction? \_\_\_\_\_

#### VEHICLE INFORMATION:

Auto Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Tag # \_\_\_\_\_

Auto Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Tag # \_\_\_\_\_

I, the undersigned applicant, affirm that the information contained in this application is true and correct. I understand that misstatements, either false or incorrect, may result in rejection of this and any future application for housing managed by Fuller Properties, LLC. and/or my lease may be held in default and I may be subjected to eviction. I authorize the investigation and release of the information on all statements contained herein, including but not limited to a credit report, rental information, employment verification (including salary), and all public records to Fuller Properties, LLC and/or its principal and/or the owner of any property which I am applying to occupy. I further agree to hold harmless Fuller Properties and all providers of information on the applicant listed above. I understand that due to the Fair Credit Reporting Act, I will not be furnished with a copy of my credit report from Fuller Properties. I understand this application is the property of Fuller Properties, LLC.

Notice of the contractual relationship between the Property Owner and Fuller Properties, LLC is an exclusive agent of the Property Owner and represents the Property Owners interest in any and all rental transactions.

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Co-APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Amended and revised: October 23, 2023



Fuller Properties \* PO Box 633 \* Eustis, FL 32727 \* 352-735-0597

## Rental Verification Form

I (we), \_\_\_\_\_, authorize release of the following information for the purposes of applying to rent a house/apartment:

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

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

**The following area is to be filled out by current or previous landlord. Applicant - Please do not fill in.**

Fuller Properties would like to get a current/previous rental reference for:

Tenant(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Move in Date: \_\_\_\_\_ Move out Date: \_\_\_\_\_

Monthly Rent: \_\_\_\_\_ # Times Rent was late: \_\_\_\_\_

Have you had to file suit: \_\_\_\_\_ # of returned checks: \_\_\_\_\_

Was the property kept in good condition? \_\_\_\_\_

Did Tenant(s) give proper notice to vacate? \_\_\_\_\_

Would you rent to this tenant again? \_\_\_\_\_

If No, please explain: \_\_\_\_\_

\_\_\_\_\_

Name and title of person completing form: \_\_\_\_\_

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