

Long Management Company Qualifying Criteria

Thank you for considering one of our locations for your new home! In order to assist you in making your decision, we have listed below the criteria for qualifying as a resident with us.

- Each applicant that is 18 years and older must fill out a rental application. Spouses may complete one application. The application fee must be paid at the time of the application for the application to be processed. This application fee is non-refundable and does not guarantee the applicant approval of the application. Current application fees are: \$60 1st application /Married couple and \$40 for each additional applicant. We look for the combined household monthly income to be 3 times the monthly rent.
- Once an application is received the information provided is verified and the application is processed in accordance with the Fair Housing Act.
- Applicants may be denied an apartment for the following reasons: False information provided, incomplete application, insufficient income, criminal conviction of any crime, history of violent or sexual crime committed by an applicant or by any other occupant, or poor rental history.
- Occupancy limit: 2 persons in a 1 bedroom and up to 4 persons in a 2 bedroom.
- Pets: There is a maximum of 2 pets per apartment. We accept indoor cats and small dogs.
- The initial Lease Agreement is for a period of 12 months.
- This is a Smoke Free Community

Thank you again and please do not hesitate to ask any questions that you may have!

AUTHORIZATION OF RELEASE OF INFORMATION: Applicant represents that all of the above information and statements on the application are true and complete and hereby authorizes a consumer report including, but not limited to, residential history, employment history court records and credit records. This application must be signed before management can process it. Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposit and may constitute a criminal offense under the laws of this State. Resident agrees to pay a non-refundable application fee of \$____ remitted to Park Plaza Apartments, 101 S. Bumby Avenue, Orlando, Fl. 32803. Once management has received the application, the applicant will be notified of approval or denial within 72 hours. After the minimum-security deposit is paid to management to secure the apartment, the applicants acknowledges by signing below that he or she has **72** hours thereafter to cancel said security deposit or it will be forfeited to management.

Applicant's Signature/Date

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Apt. # _____

Sec.Dep. \$ _____

Pet Dep./Pet Fee \$ _____

M/I Date _____

Date Rcd. \$ _____

Pro-Rated Rent \$ _____

Long Management Rental Application (2.19)

Please do not leave any blank spaces! Make sure and sign the bottom of the application. Referred by: _____

Name: Last _____, First _____, MI _____, SS# _____ - _____ - _____, DOB ____/____/____

Drivers License# _____, ST _____

Landline _____ Cell Number _____ Email address _____

Spouse: _____, MI _____, SS# _____ - _____ - _____, DOB ____/____/____

Drivers License# _____, ST _____

Landline _____ Cell Number _____ Email address _____

Children, if any: _____, _____, _____

Pets: Number ____ Type(s) _____, Breed(s) _____, Weight(s) _____, Age(s) _____

Current Street Address _____ City/State/Zip Code _____

Current Landlord/Mortgage Holder _____ Phone _____ Monthly Rent/Mortgage _____

Length of Residence: FROM _____ TO _____ Reason for moving _____

Previous Address _____ City/State/Zip Code _____

Prior Landlord/Mortgage Holder _____ Phone _____ Monthly Rent/Mortgage _____

Length of Residence: FROM _____ TO _____ Reason for moving _____

Present Employer _____ Phone _____ Supervisor _____

Position _____ Income \$ _____ per _____ Length of employment _____

Prior Employment if less than 6 months

Prior Employer _____ Phone _____ Supervisor _____

Position _____ Income \$ _____ per _____ Length of Employment _____

Spouse's Employer _____ Phone _____ Supervisor _____

Position _____ Income \$ _____ per _____ Length of employment _____

Other Income \$ _____, per _____. Source _____

Emergency Contact _____ Phone _____ Relationship _____

Vehicle Year ____ Make _____ Model _____ Color _____ Tag Number _____

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Have you or your spouse left owing money to a landlord or had eviction filed? Yes ____ N ____ (If yes, please describe the circumstances of the back of the application)

Have you ever had adjudication withheld or been convicted of a crime? Yes ____ N ____ (same as above)

Is anyone in your household a smoker? Yes ____ N ____

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