

**APPLICATION TO RENT    (One per Adult)**

Classic Florida Realty  
7680 Universal Blvd., Suite 100  
Orlando, Florida 32819  
Phone: 1-800-259-1569

**Return applications to:** [Broker@ClassicOrlando.com](mailto:Broker@ClassicOrlando.com) or by Fax: 1-800-259-1569

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PROPERTY ADDRESS BEING APPLIED FOR: \_\_\_\_\_  
\_\_\_\_\_

Number of Pets/Animals that would be staying in the home: \_\_\_\_\_

Number of Adults that would be staying in the home: \_\_\_\_\_

Number of Children that would be staying in the home: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ D.O.B: \_\_\_\_\_

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

How long at current address: \_\_\_\_\_ Monthly Rent/Mortgage: \_\_\_\_\_

Current Landlord/Mortgage Co.: \_\_\_\_\_

Landlord/Mortgage Co. Phone: \_\_\_\_\_

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

How long at previous address: \_\_\_\_\_ Monthly Rent/Mortgage: \_\_\_\_\_

Previous Landlord/Mortgage Co.: \_\_\_\_\_

Landlord/Mortgage Co. Phone: \_\_\_\_\_

Make of Car: \_\_\_\_\_ Tag#: \_\_\_\_\_ State: \_\_\_\_\_

Drivers License #: \_\_\_\_\_ State: \_\_\_\_\_

Current Employer: \_\_\_\_\_

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

Employer Phone: \_\_\_\_\_

Position/Job: \_\_\_\_\_

How Long: \_\_\_\_\_ Monthly Income: \_\_\_\_\_

Previous Employer: \_\_\_\_\_

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

Employer Phone: \_\_\_\_\_

Position/Job: \_\_\_\_\_

How Long: \_\_\_\_\_ Monthly Income: \_\_\_\_\_

Other Monthly Income / Alimony /Child Support: \_\_\_\_\_

Bank Name: \_\_\_\_\_

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

Bank Phone: \_\_\_\_\_

In case of emergency, Notify: \_\_\_\_\_

Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Have you ever been evicted: YES \_\_\_ NO \_\_\_

Have you ever refused to pay rent: YES \_\_\_ NO \_\_\_

Have you ever filed bankruptcy: YES \_\_\_ NO \_\_\_

If any question answered YES, Please explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

## PET DISCLOSURE

I understand that if I have or should acquire a pet(s), I must have management's prior permission, and must comply with the pet policies set forth below including payment of required pet fees. I also understand that if an unauthorized pet is allowed in my rental unit, I will be charged a penalty of \$1000.00 in addition to the pet fee, which will be made payable within 24 hours. A pet agreement is required if a pet should ever enter the rental premises.

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Type of Pet(s) : \_\_\_\_\_

1. In consideration for the privilege of keeping the pet(s), lessee agrees to pay a **Two Hundred Dollar (\$200)** non-refundable pet fee and **One Hundred Dollars (\$100)** for each additional pet.
2. Pet will not weigh more than fifty pounds when fully grown.
3. Pet will not be curbed on any shrubbery or sod. All pets must be taken to the outside perimeter of the community or designated pet areas for their toilet purposes. A \$25.00 charge will be assessed for the pet droppings in unauthorized areas.
4. Lessee will reimburse lessor for any damages caused by his or her pet, including **full carpet replacement** if stain cannot be removed by normal pressure cleaning.
5. Pet will not be tied outside.
6. Pet must be on a leash at all times as required by the City/County Leash Law. Animal Control will be called to remove any cat or dog that is not on a leash.
7. Pet is not permitted in any recreational area.
8. Assist animals will always be permitted with prior written notice to manager.

I certify that the above information is true to the best of my knowledge. I understand the above rules, and I agree to move from the property or remove my pet from the premises if any of these rules are violated. I will also reimburse lessor for any rent loss or damage caused by enforcement.

**Signature:** \_\_\_\_\_

## **AUTHORIZATION OF RELEASE OF INFORMATION:**

Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management.

**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 deposits and may constitute a criminal offense under the laws of this State.**

Classic Florida Realty welcomes all applicants and supports fair housing.

We do not discriminate against any protected class and will not refuse to rent any property because of sex, sexual orientation, marital status, race, creed, religion, age, familial status, or disability. Denial of an application is due solely to information obtained via the application and at the discretion of the company. The application fees are non refundable regardless of if they are approved or denied. Every effort is made to approve applications with additional security deposit, Co-signers, pre-paid rent or guarantor of payment.

**\*Approval is usually given within 48 hours, missing information delays the process.**



Equal Housing Opportunity

**CLASSIC FLORIDA REALTY DOES BUSINESS IN ACCORDANCE WITH THE FAIR HOUSING ACT, AND DOES NOT DISCRIMINATE ON THE BASIS OF SEX, SEXUAL ORIENTATION, MARITAL STATUS, RACE, CREED, RELIGION, AGE, FAMILIAL STATUS, DISABILITY, COLOR, NATIONAL ORIGIN, OR ANY OTHER PROTECTED GROUP. CLASSIC FLORIDA REALTY REPRESENTS THE OWNER OF PROPERTY ONLY; THE OWNER OF PROPERTY PAYS FOR THE BROKER'S SERVICES. THEREFORE, POLICIES MAY VARY BY PROPERTY DEPENDING ON THE PARTICULAR OWNER'S PREFERENCE.**

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1. A completed application is required by each person 18 years of age or older, intending to occupy the property. Each application must be filled out completely and signed by the applicant. Incomplete applications will not be processed. Complete applications include: "Rental Qualification Criteria and Rental Application Policies", "Rental Application Disclosure and Authorization", "Rental Application", valid current photo documentation (driver's license, military ID, or state ID) is required with each application and a copy of social security card for each applicant. Applicants without a social security number must show proof of a permitted stay in the U.S. with a visa. If applicant shows proof of approval to be able to work in U.S., then additional prepaid rent will be required.
2. An application fee of \$45.00 is required for each application. The application fee is non-refundable. Application will not be processed without application fee.
3. Applications from other applicants may be accepted until an application is approved. Because of the fiduciary relationship Classic Florida Realty has with owners, if more than one application is submitted before approval can be achieved, then the most qualified applicant will be approved.
4. If applicant is applying for a property that is governed by a homeowners association or condominium association, the applicant may be required to submit and pay for a separate application for the association.
5. Income for the household should equal three times the monthly rent. All sources of income must be verifiable. Additional deposit, pre-paid rent or a guarantor may be accepted if income is not sufficient.
6. Employment will be verified for each applicant. Self-employed applicants are required to submit the previous year's Tax Return or 1099 with application. All non-employed applicants are required to submit proof of income with application.

7. Credit reports are reviewed for payment history. A negative credit report may result in denial of your application. Classic Florida Realty reserves the right to increase the amount of security deposit or may require a guarantor if a negative credit history is reported.
8. Rental History will be verified for the past twenty-four months with no interruptions for each applicant. Verification must reflect timely payments, no complaints for noise or illegal activity, appropriate "notice of intent to vacate", and no damage to unit or failure to leave the property clean without damage at time of lease termination. Any applicant with a prior eviction is cause for denial of application.
9. Criminal background must contain no convictions, adjudications or pending charges for felonies within the past five years and no sexual offenses.
10. All pets, vehicles/recreational vehicles, flotation bedding systems and fish tanks larger than 55 gallons must be disclosed on the application. Proof of insurance (FS 83.535) must be provided for all flotation systems (waterbeds) and fish tanks larger than 55 gallons.
11. No pets are permitted without prior written consent, (with the exception of medically necessary pets with proper identification). Only small to medium sized, non-violent, common domesticated animals will be allowed on any property that permits pets. Rottweilers, American Staffordshire Terriers (pit bulls), Dobermans and any mixed breeds including any of the above mentioned will not be approved. Pets, when permitted, must be adult animals, spayed or neutered. No puppies that are not fully house trained are permitted. A pet addendum will be required, as well as an additional pet deposit. Required documentation for a pet is a copy of the certificate of spaying/neutering, and the current year's rabies vaccine. A photo must be attached to the pet contract.
12. United States Department of Housing and Urban Development (HUD) occupancy standards are no more than two persons per bedroom.
13. One full month's rent is due at lease execution, unless otherwise stated or offered. We reserve the right to require a higher security deposit or additional prepaid rent.
14. If move-in is other than the first of the month, the pro-rated amount will be due and owing the first of the following month. Lease must be signed within 2 weeks of approval of application. Security deposit must be paid within three business days of approval of application. If security deposit is not paid in full within three business days of approval then it will be assumed that the applicant has withdrawn the application. Classic Florida Realty may offer the property to others if applicant fails to pay required deposits within this time frame.
15. It is company policy to report any unpaid balances owed at the end of your tenancy to a collection agency and/or national credit-reporting agency.

**I have read, understand and agree to ALL of the above:**

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

**Print Name:** \_\_\_\_\_

## APPLICATION FEE

### PAYMENT INSTRUCTIONS

You may pay your Application fee(s) as follows:

1) **\$45 per application** - By check or transfer into any **Bank of America** to the benefit of:

**Classic Florida Realty**

**Account#: 8980 1566 8681**

ABA# : 063 000 047

Please email us the amount deposited and on what date.

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Or...

2) **\$50 per application** - By PayPal to [Broker@ClassicOrlando.com](mailto:Broker@ClassicOrlando.com)

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We will submit an application as soon as the application is received (by Fax/Email) and payment received. We usually receive results within 24 hours, but can be up to 72 hours.