

APARTMENT RENTAL APPLICATION:

BASIC RENTAL CRITERIA

- All applicants must be at least eighteen (18) years of age or older.
- Applicant must have verifiable current employment or income with a gross monthly income of at least two (2) times the rental rate (\$2400.00). **Applicants must provide proof of monthly income via paystubs (most current), bank statements (previous two months), and/or letter from new employer stating monthly income.**
- Roommates must each have a gross monthly income of at least one (1) times the rental rate (\$1200.00), and they must fill out an application and pay an application fee (\$45).
- Any and all adults must complete a rental application, pay an application fee of **\$45.00**, be listed on the lease as a resident, and have full liability to fulfill all terms and conditions of the lease. **Please remit payment in form of check or money order only to: Grand Oaks Apartments of NSB, 1331 Saxon Dr. #122, New Smyrna Beach, FL 32169**
- The non-refundable application fee must be paid before the approval process can begin.
- A Lease Guarantor will be accepted on behalf of full time students and for persons with no prior rental or credit history. A Lease Guarantor must complete a Lease Contract Guaranty and pay an application fee. Income requirement for a co-signer is two (3) times the rental amount (\$3600.00).
- Applicants must consent to a background and criminal investigation search. Criminal charges and/or convictions may be grounds for denial. **Applicants must provide copy of most recent state issued ID.**
- **MAXIMUM OCCUPANCY STANDARDS:** 2 Bedroom has a maximum occupancy of four (4) persons
- First month's rent (\$1200.00), last month's rent (\$1200.00), and security deposit (\$500.00) are due at the lease signing.
- Grand Oaks Apartments of NSB is a pet friendly complex. One pet, cat or dog under 25 pounds, is allowed for a nonrefundable fee of \$100.00

I have read and agree to the above rental criteria requirements.

(Applicant Signature)

(Dated)

RENTAL SCREENING APPLICATION

LANDLORD INFORMATION

Landlord Name: Grand Oaks Apartments of NSB
Landlord Address: 1331 Saxon Dr. #122
Landlord City, State, ZIP Code: New Smyrna Beach, Florida 32169
Landlord Telephone: 800-938-8567
Landlord Email: grandoaksapartmentsnsb@gmail.com

RENTAL PROPERTY INFORMATION

Property Address: 1800 Vics Way
Landlord City, State, ZIP Code: New Smyrna Beach, Florida 32168

APPLICANT INFORMATION

Applicant Name: _____
Date of Birth: _____
Social Security Number: _____
Current Address: _____

Phone Number: _____
Email Address: _____
How long at current address? _____
Current Landlord: _____
Landlord Phone Number: _____

Previous Address: _____

How long at previous address? _____
Previous Landlord: _____
Landlord Phone Number: _____
Previous Landlord: _____
Landlord Phone Number: _____

APPLICANT EMPLOYMENT HISTORY

Current Employer: _____
Current Supervisor Name: _____

Current Employer Address: _____

Current Employer Telephone: _____
Position Held: _____
Period of Time Employed: _____

Previous Employer: _____
Previous Supervisor Name: _____
Previous Employer Address: _____

Previous Employer Telephone: _____
Previous Position Held: _____
Period of Time Employed: _____

FINANCIAL HISTORY

Applicant Monthly Income: _____

FAMILY OR ROOMMATE INFORMATION

Name of Person	Relationship to Applicant
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

PERSONAL HISTORY

Do you smoke? Yes No

Have you ever been evicted? Yes No

If yes, when and why?

Have you ever declared bankruptcy? Yes No

If yes, when and describe:

Have you ever been convicted of a crime? Yes No

If yes, when and describe:

EMERGENCY CONTACT

Name: _____ **Relationship:** _____

Phone Number: _____

APPLICANT CERTIFICATION

I, _____, certify that the information provide in this Rental Application is true and correct to the best of my knowledge as of the date set forth below. I acknowledge that the Landlord shall rely on the information contained herein and I authorize the Landlord to verify any or all information provided.

(Signature of Applicant)

(Dated)

FAIR HOUSING DISCLOSURE

The Fair Housing Act of 1968, as amended by the Fair Housing Act Amendments of 1988, prohibits discrimination in housing based on race, color, national origin, religion, sexual orientation, handicap, or familial status. Except as permitted by the Housing for Older Persons Act of 1955, we are committed to complying with the letter and spirit of the laws which administer compliance with the fair housing laws in the United States Department of Housing and Urban Development.

**DISCLOSURE AND AUTHORIZATION
FOR BACKGROUND INVESTIGATION**

I hereby authorize, **Grand Oaks Apartments of NSB**, the Landlord to whom I am making the Rental Application, to obtain a consumer and background report. A "consumer and/or background report" includes any information as to my cred worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living. I understand this consumer or background report may include inquiries regarding my work history, personal financial status and credit history, court records, including criminal conviction record, as permitted by law, driving history, and references from professional and/or personal associates. I further understand and agree that a consumer report may be obtained at any time, and any number of times, as the Landlord in their sole discretion determines necessary before, during or after the acceptance of the Rental Application.

I hereby authorize all previous employers, landlords, educational institutions, consumer reporting agencies and other persons or entities having information about me to provide such information to **Grand Oaks Apartments of NSB**. I further fully release **Grand Oaks Apartments of NSB**, his or her employees, officers, agents, successors and assigns, and all other parties involved in this background investigation, including but not limited to investigators, credit agencies and those companies or individuals who provide information to **Grand Oaks Apartments of NSB** concerning me, from any claims or actions for any liability whatsoever related to the process or results of the background investigation.

I understand that I can receive a free copy of any credit report requested by **Grand Oaks Apartments of NSB** about me at the same time the report is provided to **Grand Oaks Apartments of NSB**.

I hereby state that I **wish to / do not wish to** receive a copy of any credit report requested. *(please circle one)*

I understand that approval of my Rental Application maybe contingent upon the outcome of my background check, and that this Disclosure Authorization is not meant as an approval of the Rental Application.

I have received and read the "Disclosure" regarding **Grand Oaks Apartments of NSB** right to procure a consumer and/or background report.

(Signature of Applicant)

(Dated)

Applicant Name

Social Security Number

Driver's License Number

State of Issue

Current Address:

Previous Address:

