

Dean & DeWitt Property Management

www.RentInStPete.com



727.504.0500 rentals@deandewitt.com

TO SUBMIT YOUR APPLICATION:

- **Application can be [returned to the office at 2852 20th Ave N, St Petersburg](#)**
- **Copy of valid driver's license or other picture ID required (after approval)**
- **Copies of your last TWO pay stubs required (after approval)**

IMPORTANT INFORMATION:

- Move-in usually requires first month's rent and security deposit. Additional deposit or last month's rent may be required under certain circumstances.
- A full month's rent is due prior to move in. If your lease begins on a date other than the 1st, your second month's rent is prorated.
- Be sure you have read and understand the Application Criteria before submitting this application.
- Credit/background checks *usually* take two business days. If there are issues, it can take longer. Our office will contact you with results. Please check your email frequently during this process.
- Leases are twelve months unless shorter term is negotiated. A sample lease can be viewed on our website at <http://rentinstpete.com/sample-lease.html> and we encourage you to read it prior to application.
- It is your responsibility to have read the ad completely so that you are familiar with the property, any restrictions, utilities included, deposits due, and pet policy.
- Pets fees - \$200 per dog or \$100 per cat. Current shot records and a photo required for dogs. Most properties also require renter's insurance with a pet rider for dogs.
- Dean & DeWitt Property Management strictly abides by the Federal Fair Housing Act and principles of equal opportunity. We do not discriminate on the basis of race, color, religion, national origin, ancestry, sex, marital status, physical or mental disability, familial status, sexual orientation, or gender identity/expression.
- Dean & DeWitt Property Management represents the owner(s) of the rental property.



APPLICATION FOR RESIDENCY
\$50 per adult applicant

PLEASE TELL US ABOUT YOURSELF

Full Name _____ Phone (____) _____

First Middle Last Maiden

Date of Birth ____/____/____ SSN: ____-____-____ Email _____

Vehicle - Make and Model _____ Year _____

Current Address _____

City _____ State _____ Zip _____

Month/Year Moved In _____ Reason for Leaving _____

Rent Amount \$ _____ Owner/Agent _____ Phone (____) _____

PLEASE TELL US WHICH RENTAL YOU ARE INTERESTED IN

Address of Property _____ Unit # (if any) _____

PLEASE TELL US ABOUT OTHERS WHO WILL LIVE IN THE RENTAL (Age 18 and over must apply)

Name _____ Relationship _____

Name _____ Relationship _____

List all pets' breed, weight, age _____

WHAT IS YOUR DESIRED MOVE-IN DATE AND LEASE LENGTH?

Move in _____ (This date will go in the lease) Lease Length: 12 month 24 month
(Leases are 12 months unless negotiated)

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

Your status: Full-time Part-time Student Unemployed

Employer _____ Dates employed _____

Employed as _____ Supervisor name _____

Supervisor phone (____) _____ Salary \$ _____ **gross per MONTH**

If a student, where do you attend? _____ Do you receive financial aid for living expenses? If so, how much per year \$ _____ (You will be asked to provide your award letter)

If you have other sources of income you would like us to consider, please list income and source (you will be asked to provide documentation). You do not have to reveal alimony or child support unless you want it to be considered for this application. Amount \$ _____ **per month** Source _____

PLEASE LIST EMERGENCY CONTACT

Emergency Contact - Name _____ Address _____

Phone (____) _____ Relationship _____

PLEASE GIVE RESIDENTIAL HISTORY (LAST 3 YEARS)

1) Previous Address _____
City _____ State _____ Zip _____
Month/Year Moved In _____ Reason for Leaving _____
Rent Amount \$ _____ Owner/Agent _____ Phone (_____) _____

2) Previous Address _____
City _____ State _____ Zip _____
Month/Year Moved In _____ Reason for Leaving _____
Rent Amount \$ _____ Owner/Agent _____ Phone (_____) _____

PLEASE DESCRIBE YOUR CREDIT HISTORY/BACKGROUND

Have you ever had an eviction filed against you ? Yes _____ No _____
Have you ever been arrested for, convicted of, put on probation for,
or had adjudication withheld or deferred for a felony offense? Yes _____ No _____

PLEASE PROVIDE ASSET INFORMATION

Savings Account Balance \$ _____
Checking Account Balance \$ _____

Applicant confirms that all the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and or Management Company. **No person shall be denied the right to rent one of our properties based on applicant's race, color, religion, national origin, sex, age, disability, marital status or familial status.**

NON REFUNDABLE APPLICATION FEE -- Applicant(s) has paid to Landlord and/or Management company herewith the sum of **\$50** as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application.

SECURITY DEPOSIT AGREEMENT - If applicant is approved, but fails to pay the full security deposit within a maximum of three (3) business days after verbal and/or written approval, the approval shall be forfeited. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable funds and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises.

Applicant Signature

Date





Application Criteria Checklist

- Every person 18 or older must submit an application and fee regardless of employment, income or any other factor.** Co-signers/Guarantors must also apply and pay the application fee. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit.
- Applicants must have a combined gross income of **at least three times the monthly rent**. We reserve the right to require a co signer.
- Self-employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.
- All sources of other income must be verifiable if needed to qualify for a rental unit.
- Credit history and or civil court records must not contain multiple delinquent accounts, judgments, eviction filing, liens or bankruptcy that has not been discharged.
- Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs/alcohol, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosee", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
- Previous rental history reports from landlords must reflect timely payment, 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 time of lease termination.
- No pets (with the exception of medically necessary pets for the benefit of the occupant(s)) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
- Applicants will be required to pay a security deposit in a minimum amount of \$50 less than one month's rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
- The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
- Our company policy is to report all non compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

I have read and understand the DDPM application criteria. **I understand my application fee(s) are non-refundable.**

Signature _____

Date _____