

Please obtain the following Documents

- 1) Color Copies of Identification and Social Security Cards of all Adults Required. They can be sent by email or by text to 786-344-9992.
- 2) Last month or two of pay stubs or other proof of income.
- 3) Application for Residency completely filled out and signed. I will review your application and proof of income before I ask for the application fee.
- 4) Copy of Lease Contract for current residence (Not Required, but recommended)
- 5) Ask your employers if they use "theworknumber.com" for employment verification. If they do, ask for the "company code." If they don't, do your best to get the email and phone number of the human resources department or manager who will verify your employment, because I will contact them once we start the application process.
- 6) Please provide your current Landlord's email and phone number, because I will contact them as well to verify your status.

Regards,

James Anthony "Tony" Campo
My Realty Services, Inc.
Phone: 786-344-9992
Fax: 786-427-1370
Email: MyRealtyServices@gmail.com

Por favor obtenga los siguientes documentos

- 1) Se requieren copias en color de las tarjetas de identificación y de seguridad social de todos los adultos. Se pueden enviar por correo electrónico o por mensaje de texto al 786-344-9992.
- 2) Último mes o dos talones de pago u otra prueba de ingresos.
- 3) Solicitud de residencia completamente completada y firmada. Revisaré su solicitud y comprobante de ingresos antes de solicitar la tarifa de solicitud.
- 4) Copia del contrato de arrendamiento para la residencia actual (no obligatorio, pero recomendado)
- 5) Pregunte a sus empleadores si usan "theworknumber.com" para la verificación de empleo. Si lo hacen, solicite el "código de empresa". De lo contrario, haga todo lo posible para obtener el correo electrónico y el número de teléfono del departamento o gerente de recursos humanos que verificará su empleo, porque me pondré en contacto con ellos una vez que comencemos. proceso de solicitud.
- 6) Proporcione el correo electrónico y el número de teléfono de su actual propietario, porque me pondré en contacto con ellos también para verificar su estado.

Application for Residency (Informe de Aplicacion)

My Realty Services, Inc. - 9760 W. Calusa Club Dr., Miami, FL 33186 - Phone 786-344-9992 - Fax 786-427-1370

There is a Non-Refundable \$100.00 Application Fee per Adult. Unmarried Co-Applicants Must Fill Out A Separate Application. Acceptance of this application and the Reservation/Holding Deposit does not constitute consideration for the lease and the Memorandum to Lease or Contract to Lease is not binding until all parties sign a Formal Lease Agreement. If you fail to take possession under the terms of your Formal Lease Agreement, if one has been signed, you understand and agree that the entire Reservation/Holding Deposit shall be forfeited as liquidated damages. In addition, if you have already entered into a Formal Lease Agreement, you will be held liable for all rents and damages as set forth in the Formal Lease Agreement. If your application is not approved, you will receive a refund of your Reservation/Holding Deposit in full within 15 days. All application fees are totally non-refundable. When a Formal Lease Agreement is signed, the Reservation/Holding Deposit shall be applied toward any advance payments due under the lease. My Realty Services, Inc. is a transaction broker and is compensated by the landlord for its services.

Name(Nombre) _____ SS# _____ - _____ - _____ DOB ____/____/_____
Last(Apellido) First(Primer) MI(Medio) Fecha de Nacimiento
Spouse(Espos/a) _____ SS# _____ - _____ - _____ DOB ____/____/_____
Last First MI

What is your approximate credit score? (Que es su puntuacion de credito?) _____

Spouse's approximate credit score? (Que es la puntuacion de credito de tu esposo/a?) _____

Drivers License (Numero de Licencia) _____ State(Estado) _____

Spouse's Drivers License (Licencia de tu esposo/a?) _____ State(Estado) _____

Cellular #1 _____ Cellular #2 _____ Phone/Telefono #3 _____

Email Address _____ Spouse's Email Address _____

Other Occupants(Otros Ocupantes) _____

Name(Nombre) Relationship(relacion) Age(Edad) Name(Nombre) Relationship(relacion) Age(Edad)

Name(Nombre) Relationship(relacion) Age(Edad) Name(Nombre) Relationship(relacion) Age(Edad)

Number of Pets(Numero de Mascotas): _____ Type(Tipo) _____ Weight(Peso) _____
Type _____ Weight _____ Type _____ Weight _____

Present Address _____

(Direccion Actual) Street Apt# City(Ciudad) State Zip Code

Present Landlord(Propietario Actual) _____ Phone _____

Length of Residence: _____ To _____ Mo. Rent(Renta Mensual) \$ _____

(Tiempo en la Residencia) Mo.(Mes) / Yr (Año) (asta) Mo. / Yr. Landlord Email: _____

Employment Information (Informacion de Empleo)

Present Employer(Compañia de Empleo Actual) _____ Phone _____

Position(Puesto) _____ Dates Employed(Fecha Empleo) _____ TO _____

Income(Ganancias) \$ _____ Per Month(Por Mes) Mgr(Jefe) _____ Email: _____

Spouse Employer(Compañia de Empleo de Espos/a) _____ Phone _____

Position(Puesto) _____ Dates Employed(Fecha Empleo) _____ TO _____

Income(Ganancias) \$ _____ Per Month(Por Mes) Mgr(Jefe) _____ Email: _____

Other Information (Informacion Adicional)

Vehicle #1 _____ #2 _____

(Vehiculo) Yr.(Año) Make Model Tag No.(Chapa) State Year Make Model Tag No. State

Why Did You Decide To Apply to Rent Here? _____

(Por Que Desea Mudarse Aqui?) _____

Desired Date To Move In (Fecha Para Mudarse) _____

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

(Ha sido evicto o se ha quedado debiendo dinero al dueño de la propiedad?) Aplicante: Si ___ No ___ Espos/a: Si ___ No ___

Have you ever had adjudication withheld or been convicted of a crime? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

(Ha tenido una adjudicacion o ha sido convicto de un crimen?) Aplicante: Si ___ No ___ Espos/a: Si ___ No ___

If you have answered yes to any of the above questions, please explain the circumstances regarding the situation on a separate sheet of paper.

By signing below, the applicant(s) agree(s) to hold harmless BROKER, AccuData, Inc. or any tenant verification service and all providers of information on the prospective tenant(s) listed on this application. I do hereby authorize, with my signature, the release of all public records, credit report, criminal and rental information, and employment verification, whether by fax, photocopy or original signature. I understand that inquiries may be made to various federal and state agencies, employers, and references. All adult applicants must complete and sign a separate application with attachments and agree to a full disclosure of the findings to the landlord, and agree to future credit verification during or after the lease period if necessary for collection proceedings. A copy of the credit report will not be given to the applicant. This application is the property of My Realty Services, Inc. I affirm that all the information on this application, including employment and landlord information is true, accurate, complete and correct and agree that if this is not so, my application may be denied and/or my lease will be held in default and I may be subject to eviction. I also affirm that I have read and understand the Rental Application Criteria and Disclosures.

Applicant's Signature (Firma) Date (Fecha) Spouse's Signature (Firma) Date

Rental Application Criteria and Disclosures

- 1. All Adult applicants over the age of 18 excluding dependent children must submit a fully completed, dated and signed residency application and fee. Each Applicant must provide a government issued photo ID. A Non-refundable Application fee is due for each individual or guarantor, who is to be a party to the lease. A non-refundable Pet fee may be required if pets are permitted. Any applicant who does not have a 2-year residence history in Florida will be asked for an additional fee, which varies from state to state for civil and criminal record search. In the event applicant is renting a unit governed by a condominium or homeowner's association, the applicant may be required to submit a separate application, pay a separate application fee and pay an additional security deposit. Application fees, Reservation/Holding deposits and all money due before move-in must be paid by cashier's check, certified check or money order. Occupancy will not be given until the funds clear payee's bank. Only checks drawn on a U.S bank will be accepted. Application turn around time is 2-3 businesses days. Employment, Landlord or out of state verifications may take up to an additional 3 business days.
- 2. We will not provide you with the credit report or tell you of its contents. See Disclosure 1 below.
- 3. Self employed applicants are required to produce upon request two (2) years of tax returns or 1099s. Non-employed individuals must provide proof of income. All sources of other income must be verifiable if needed to qualify for a rental unit.
- 4. Criminal records must contain no convictions for felonies ever or adjudication withheld within the past seven (7) years or misdemeanors pertaining to offenses regarding illegal drugs or crimes against persons or property within the past seven years. If an arrest record exists, it is up to the applicant to provide written verification from proper authorities as to final disposition of innocence or case dropped.
- 5. 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 NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
- 6. No pets (with the exception of service animals) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a nonrefundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit or additional pet rent may be requirements. Certificate of medical necessity is required for service animals and fees deposits are waived for these animals. The following breeds of dog will not be accepted due to insurance liability: Rottweillers, Dobermans, Pit Bulls (A.K.A. Staffordshire Terriers), Bull Terriers, Wolf hybrids, German Shepherds, or Chows.
- 7. We reserve the right to determine the amount the Tenant(s) will be required to pay as security deposit and additional prepaid rent depending on the results of this report. NOTE: Any request for exceptions to these criteria must be submitted in writing to the rental associate for presentation to the landlord for consideration. If approval is then given for such exceptions, we reserve the right to require additional security, a guarantor or co-signer, or additional advance rent payments or any combination of the above.
- 8. Current occupancy standards are a maximum of 2 persons per bedroom and may change per HM guidelines.
- 9. It is the landlord's right under the lease to report all non-compliance with terms of your lease agreement or failure to pay rent or any other charges to the credit bureau. As the Transaction Broker, My Realty Services, Inc. may submit non-payment information to the credit bureau at owner's request.
- 10. Payment of a Reservation/ Holding Deposit does not in any way guarantee that the applicant will be approved for the unit for which application was made. The unit will remain on the market for rent until applicant and landlord have bilaterally executed a lease. If the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. Once this application is approved, this deposit shall be applied to moneys due under the lease terms.
- 11. The following advance payments are commonly due before move-in: First month's rent, last month's rent and security deposit and any prorated rent for a partial month as required by the lease document. Additionally, if you have pets, you can expect one or all of the requirements listed in paragraph 6. A non-refundable tenant-processing fee will be retained from the security deposit if written into the lease agreement.

DISCLOSURE 1: Pursuant to Federal Fair Credit Reporting Act, 15,U.S.C. Section 1681, et seq., as amended by the Consumer Credit Reporting Reform Act of 1996, if the Owner denies you residency or asks for additional security deposit or advance rent based on the information obtained from this application you may request a copy of your credit report from the credit reporting agency within 60 days of your denied application for residency. The credit reporting service named in an adverse action letter has provided information to us; and has made a decision based upon our criteria.

DISCLOSURE 2: Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals living in their communities. Tenants who deem this information material should contact FDLE toll free at 1-888-357-7332, via e-mail at sexpred@fdle.state.fl.us, or via the Internet at www.fdle.state.fl.us/sexualpredators.

DISCLOSURE 3: SCHOOL DISTRICTS: At some point in the lease application process, you may be provided with information regarding the school boundaries for a particular property. Due to school overcrowding in certain areas, school boundaries are subject to change. As a result, the information available to the Owner and the Realtor may not be accurate or current, even though it appears to be from a reliable source. If this information is important to you, contact the local school board directly to verify the correct school boundaries for the particular property you are intending to rent prior to signing a lease.

Page 2 of 2 Applicant's Initials: _____ Spouses Initials: _____

(Official Use Only)

My Realty Services, Inc. ; Contact: Tony Campo at 786-344-9992 ; MyRealtyServices@gmail.com

Screening Requested: Package: #4 AND B Other Services: A B C D E F G H I J