



1402 SE 46th Lane
Cape Coral, FL 33904

(239) 549-9922
www.capecoralparadise.com
APPLICATION FOR RESIDENCY
PLEASE FILL OUT COMPLETELY - THANK YOU

Fax: (239) 549-7818
Toll Free: (800) 543-9920

Please Tell Us about Yourself

| | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|-----------------------|--|---------|--|--|--|---|--|-------------------|--|--------------------|--|--------------------|--|----------|--|-----|--|-------|--|--------|--|
| Last | | First | | Middle | | Maiden | | Date of Birth | | Social Security # | | Driver's License # | | | | | | | | | | | |
| APPLICANT | | | | | | | | | | | | | | | | | | | | | | | |
| Marital Status | | Present Phone No. () | | | | 9:00 to 5:00 CONTACT PHONE NO.: () Ext. | | | | | | | | | | | | | | | | | |
| Have you ever had an eviction filed against you? | | | | Yes | | No | | PETS (Keeping of pets requires a pet deposit and owner's consent) | | | | | | | | | | | | | | | |
| Present Address | | Street # | | Name | | Apt. # | | City | | State | | Zip | | Rent/Mortgage Pymt | | Own Rent | | Age | | Since | | Weight | |
| Landlord Mtg. Co. | | Name | | Address | | City | | State | | Zip | | Phone No. () | | | | | | | | | | | |
| Previous Address | | Street # | | Name | | Apt. # | | City | | State | | Zip | | Rent/Mortgage Pymt | | Own Rent | | Age | | Since | | Weight | |
| Have you or any occupants ever been convicted of a felony offense? | | | | Yes | | No | | If yes, please explain | | | | | | | | | | | | | | | |

Please Tell Us about Your Job

| | | | | | | | | | | | | | |
|-------------------|--|------------|--|------------------|--|------|--|-----------------|--|---------------|--|--|--|
| Present Employer | | Name | | Business Address | | City | | State | | Phone No. () | | | |
| Position | | Supervisor | | Monthly Income | | | | From / / to / / | | | | | |
| Previous Employer | | Name | | Business Address | | City | | State | | Phone No. () | | | |
| Position | | Supervisor | | Monthly Income | | | | From / / to / / | | | | | |

Please Give Us the Following Information

| | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------|--|------|--|--------------|--|-------|--|-------|--|---------------|--|--------------------------------|--|------|--|------|--|-------|--|-------|--|-------|--|
| Emergency Contact | | Name | | Full Address | | | | | | Phone No. () | | | | | | | | | | | | | |
| Automobile 1 st Car | | Year | | Make | | Model | | Color | | Tag # | | Automobile 2 nd Car | | Year | | Make | | Model | | Color | | Tag # | |
| Children Occupying | | Name | | Age | | Name | | Age | | Name | | Age | | | | | | | | | | | |
| Bank Ref | | Name | | Location | | City | | State | | | | | | | | | | | | | | | |

APPLICANT understands and agrees that multiple applications may be taken by Landlord or Management for the same property and Landlord or Management may approve who they wish even if multiple applicants qualify. APPLICANT represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. APPLICANT understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. 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. **NON REFUNDABLE APPLICATION FEE**--APPLICANT(s) shall pay to Landlord and/or Management company herewith the sum of \$_____ as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **GOOD FAITH DEPOSIT**: APPLICANT shall deposit a **GOOD FAITH DEPOSIT** of \$_____ while the application is being processed. APPLICANT understands that other applications may be processed and another approved APPLICANT may be chosen. If APPLICANT is approved by Landlord and/or Management and the lease is entered into the **GOOD FAITH DEPOSIT shall be applied toward the security/damage deposit**. If APPLICANT is approved and chosen, but fails to sign the lease within 3 days of verbal and/or written approval and/or take possession after lease signing, the **FULL GOOD FAITH DEPOSIT** shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease if the lease has been signed by the APPLICANT. The **GOOD FAITH DEPOSIT** shall be refunded only if APPLICANT is not approved and chosen. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rent, fees, deposits 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 to the APPLICANT. **Landlord or Management may withdraw approval even after approval at any time before a lease agreement is fully executed for any reason.**

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED

APPLICANT Signature _____

Date _____

| | |
|--------------------------|----------|
| SECURITY DEPOSIT | \$ _____ |
| PET SECURITY | \$ _____ |
| PET FEE | \$ _____ |
| CREDIT CHECK FEE | \$ _____ |
| PAID WITH APPLICATION | \$ _____ |
| BALANCE OF DEPOSIT DUE | \$ _____ |
| FIRST MONTH'S RENT | \$ _____ |
| TOTAL DUE BEFORE MOVE-IN | \$ _____ |
| RECEIVED BY: _____ | \$ _____ |
| APPROVED BY: _____ | \$ _____ |

OFFICE USE ONLY

COMMUNITY _____
APT.# _____
RENT _____
APT.TYPE _____
TERM OF LEASE _____
MOVE-IN DATE _____
CREDIT REPORT _____
PHOTO I.D.'d _____

RESIDENT SELECTION CRITERIA

1. All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. A Non refundable application fee will be required for all adult applicants. 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.
2. Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co signer. A minimum of two years residential rental history is required. We may deny on the basis of this income requirement even if pre-paid rent is offered by applicant.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
4. 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.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for felonies for crimes within the past 7 years involving violence against persons, damage or destruction of property, manufacture or distribution of controlled substances and no sexual offenses ever.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. 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, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
9. A minimum non-refundable property preparation fee may be charged at to the Resident(s) at time of leasing the property. Other mandatory minimum fees for cleaning, carpet cleaning, rekeying etc may be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, re keying etc that exceed this non refundable property preparation fee or minimum fees.
10. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
- 11. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.**
- 12. We may require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the required security deposit.**
- 13. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, co signers, and/or additional advance rent payments may be required.**
14. 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.



ADDITIONAL INFORMATION

Please make sure to include the following items along with your application.

- **Copy of driver's license for adults over 18 years of age that will be on the lease.**
- **Copy of paystubs for one month.**

REFERENCES

BUSINESS:

PERSONAL (NON FAMILY):

MAIDEN NAME:

Please provide any other additional information that may be useful in the application process.

EMAIL ADDRESS:
