

## **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 (driver's license, valid state or military ID card, passport, etc.). A non-refundable application fee of \$50 IN CASH ONLY will be required for each applicant.** Applicant may be required to be approved by a condo/homeowner's association.
2. Applicants must have a combined gross income of at least three times the monthly rent. Applications can also be submitted via our website at [www.kirschnerrealtyservices.com](http://www.kirschnerrealtyservices.com). You can apply online at the property's information page.
3. Credit history and/or Civil Court Records must not contain judgments, eviction filing, liens, bankruptcy filing within the past two years or more than four collection records. A credit score below 579 will be denied. A credit score of 580-619 will require an additional deposit if all other criteria are met.
4. Self-employed applicants may be required to produce 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.
5. Criminal records must contain no convictions of misdemeanors for crimes involving violence, assault or battery, drugs or firearms. No convictions for felony B&E, drug, sexual offenses, violence or theft will be accepted.
6. 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.
7. No pets (with the exception of medically necessary pets for the benefit of the occupant) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to the lease, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. **A photo of the pet(s) and its last vet record is required to be submitted with the application.** The following pets may not be allowed: Doberman Pinscher, Husky, Saint Bernard, Malamute, Great Dane, Mastiff, Rottweiler, Akita, Chow, German Shepherd, Pit Bull, Presa Canario and dogs that contain a mix of one or more of the above breeds. Any dogs, regardless of breed, that have been involved in a biting incident will not be accepted.
8. Applicant acknowledges there may be multiple applications on a property at one time. Applicant agrees to accept this process and acknowledges the application fee is non-refundable.
9. Applicants will be required to pay a security deposit IN CERTIFIED FUNDS ONLY. We reserve the right to require a higher security deposit.
10. The number of occupants must be in compliance with HUD standards/guidelines.
11. We require a security deposit to be collected to hold a property off the market after the application is approved. If applicant fails to sign and return the lease within 48 hours, the applicant shall forfeit this deposit and the property will be put back on the rental market.
12. 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 and/or additional advance rent payments may be required.
13. 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. If the amount is disputed, it shall be reported as disputed in accordance with the law.
14. We do not rent properties "SIGHT UNSEEN" and all our properties have a strict "NO SMOKING INSIDE THE PREMISES" policy.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**\$50.00 CASH ONLY NON-REFUNDABLE FEE PER APPLICANT MUST BE PAID BEFORE PROCESSING  
ALONG WITH A COPY OF YOUR DRIVER'S LICENSE, INCOME VERIFICATION AND ANY PET  
DOCUMENTATION**

**RENTAL APPLICATION**

**MOVE IN DATE** \_\_\_\_\_

RENTAL PROPERTY ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_

**APPLICANT**

**CO-APPLICANT**

NAME \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

DOB \_\_\_\_\_ SS# \_\_\_\_\_

DOB \_\_\_\_\_ SS# \_\_\_\_\_

DRIVER'S LIC# \_\_\_\_\_ STATE \_\_\_\_\_

DRIVER'S LIC# \_\_\_\_\_ STATE \_\_\_\_\_

EMAIL  
ADDRESSES \_\_\_\_\_

**EMPLOYMENT INFORMATION**

EMPLOYER \_\_\_\_\_

EMPLOYER \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

POSITION \_\_\_\_\_

POSITION \_\_\_\_\_

HOW LONG \_\_\_\_\_ SALARY \_\_\_\_\_ / MONTH

HOW LONG \_\_\_\_\_ SALARY \_\_\_\_\_ / MONTH

PREVIOUS EMPLOYER \_\_\_\_\_

PREVIOUS EMPLOYER \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

3802 Ehrlich Road, Suite 106, Tampa, FL 33624  
Telephone: (813-908-8808) / Fax: (813-908-8809  
E-mail: [krealty@verizon.net](mailto:krealty@verizon.net)

PHONE \_\_\_\_\_ PHONE \_\_\_\_\_

POSITION \_\_\_\_\_ POSITION \_\_\_\_\_

HOW LONG \_\_\_\_\_ SALARY \_\_\_\_\_ /MONTH HOW LONG \_\_\_\_\_ SALARY \_\_\_\_\_ /MONTH

OTHER OCCUPANTS (NAMES, RELATIONSHIP, AGES) \_\_\_\_\_

**PETS** HOW MANY \_\_\_\_\_

TYPE \_\_\_\_\_ BREED \_\_\_\_\_ WEIGHT \_\_\_\_\_ NAME \_\_\_\_\_ COLOR \_\_\_\_\_

TYPE \_\_\_\_\_ BREED \_\_\_\_\_ WEIGHT \_\_\_\_\_ NAME \_\_\_\_\_ COLOR \_\_\_\_\_

**AUTOMOBILE INFORMATION**

DO YOU HAVE CARS, TRUCKS, MOTORCYCLES, BOATS, RV, TRAILERS \_\_\_\_\_ HOW MANY \_\_\_\_\_

MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ YEAR \_\_\_\_\_ LICENSE # \_\_\_\_\_

MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ YEAR \_\_\_\_\_ LICENSE # \_\_\_\_\_

**RESIDENCE INFORMATION**

CURRENT RESIDENCE: RENT \_\_\_\_\_ OWN \_\_\_\_\_ RENT/MORTGAGE \$ \_\_\_\_\_ LENGTH OF STAY \_\_\_\_\_

REASON FOR LEAVING \_\_\_\_\_ NOTICE GIVEN \_\_\_\_\_

LANDLORD \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_

HAS APPLICANT(S) EVER: FILED FOR BANCROPTCY \_\_\_\_\_ WHEN \_\_\_\_\_ DISCHARGE DATE \_\_\_\_\_

REASON \_\_\_\_\_

EVICTED AGAINST YOU \_\_\_\_\_ IF YES, SPECIFY \_\_\_\_\_

CONVICTED OF A MISDEMEANOR \_\_\_\_\_ CONVICTED OF A FELONY \_\_\_\_\_ REFUSED TO PAY RENT \_\_\_\_\_

EMERGENCY CONTACT \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

**ASSOCIATION APPROVAL**

WHERE APPLICABLE, THIS CONTRACT IS SUBJECT TO & CONTINGENT UPON THE PROSPECTIVE TENANT(S) BEING APPROVED BY THE CONDO/HOMEOWNER'S ASSOCIATION.

**RENTAL APPLICATION CERTIFICATION**

BY SIGNING BELOW, I (WE) AUTHORIZE **KIRSCHNER REALTY SERVICES** TO DO BACKGROUND CHECKS AND MAKE INQUIRIES THROUGH THE CREDIT BUREAU, CRIMINAL, EVICTION AND/OR FROM MY EMPLOYER AND OTHER REFERENCES THAT I (WE) HAVE SUPPLIED ON THE RENTAL APPLICATION. **THE \$50.00 APPLICATION FEE PER PERSON IS A NON-REFUNDABLE PROCESSING FEE.** I (WE) UNDERSTAND THAT IF I (WE) ARE FOUND TO BE QUALIFIED TO RENT THE PROPERTY APPLIED FOR, AND I (WE) DECLINE TO RENT THE PROPERTY FOR ANY REASON, MY (OUR) DEPOSIT WILL BE FORFEITED AS A LIQUIDATION DAMAGE FOR LANDLORD'S LOSS OF RENT AND RE-RENTAL EXPENSES.

APPLICANT \_\_\_\_\_ APPLICANT \_\_\_\_\_