

William J. Edwards Realty
12811 Kenwood Lane, Suite #107
Fort Myers, FL 33907
Tel: (239) 466-9600 Fax: (239) 466-0567
customer care@williamjedwardsrealty.com

APPLICATION TO RENT

Property Address: _____

Preferred Move In Date: _____

TO APPLY, THE FOLLOWING IS REQUIRED:

1. All applications must be filled out and signed by the applicant on all pages.
2. A separate application must be filled out for each applicant 18 years old or older.
3. A processing fee in cash, money order or check must accompany this application. Fees are \$100.00 per person 18 or older, or \$150.00 for married couple.
4. **NO APPLICATION WILL BE PROCESSED WITHOUT A PROCESSING FEE.**
5. Photo documentation (driver's license, military ID or state ID) is required.
6. You must disclose all pets and vehicles.

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING PROCEDURES & POLICIES:

1. The processing fee is **NON-REFUNDABLE**.
2. Pets must be approved by the lessor and require a non-refundable pet fee.
3. No water filled furniture is allowed at any time.
4. Once approved, a security deposit must be paid in order to hold the property. If the applicant defaults on renting the property **AFTER APPROVAL**, the holding deposit will be forfeited.

I, THE UNDERSIGNED APPLICANT, affirm the information contained in this three page application is true and correct and authorize Florida Tenant Reporting Services, Inc. to verify all information contained in this application including obtaining a credit report. Misstatements, either false or incorrect, can be deemed reason for denial of occupancy. I understand that due to the Fair Credit Reporting Act that I will not be furnished a copy of my credit report from Florida Tenant Reporting Services or its members. I may, however, obtain a free credit report from Equifax if my application is denied for credit reasons.

Applicant's Signature: _____ Date: ____/____/____

APPLICANT INFORMATION

Applicant's Name: _____ Soc. Security: _____

Date of Birth: ____/____/____ Driver's Lic. #: _____ Email: _____

Evening Phone: _____ Day Phone: _____ Cell: _____

List the names of all occupants under the age of 18 years old.

First and Last Name Date of Birth: _____

First and Last Name Date of Birth: _____

First and Last Name Date of Birth: _____

First and Last Name Date of Birth: _____

First and Last Name Date of Birth: _____

RESIDENTIAL HISTORY

Present Address: _____ City: _____ County: _____ St: _____ Zip: _____

Landlord/Owner: _____ Telephone: _____

Rent Amount: _____ Rent from: _____ to: _____ Was 30 day notice given? _____ When? _____

Reason for Leaving: _____

ADDRESS

Former Address: _____ City: _____ County: _____ St: _____ Zip: _____

Landlord/Owner: _____ Telephone: _____

Rent Amount: _____ Rent from: _____ to: _____ Was 30 day notice given? _____ When? _____

Reason for Leaving: _____ **

EMPLOYMENT

Current Employer: _____ Telephone: _____

Employer Address: _____

Supervisor: _____ Your position: _____

Length Employed: _____ to _____ Full-time _____ Part-time _____ Salary: _____ per _____

VEHICLE(s) TO BE PARKED ON PREMISES

Year/Make/Model: _____ State/Plate#: _____ Color: _____

Year/Make/Model: _____ State/Plate#: _____ Color: _____

Year/Make/Model: _____ State/Plate#: _____ Color: _____

Will there be any RVs, boats, trailers or motorcycles? If so, please list _____

PETS TO BE ON PREMISES

Pet Type (Dog, Cat, etc.): _____ Breed: _____ Weight _____

Pet Type (Dog, Cat, etc.): _____ Breed: _____ Weight _____

Pet Type (Dog, Cat, etc.): _____ Breed: _____ Weight _____

Disclosure: If you have copies of your pet's registration and vaccinations, please attach to this application.

PERSONAL REFERENCES

Name _____ Relationship: _____ Phone: _____

Address: _____

Name: _____ Relationship: _____ Phone: _____

Address: _____

EMERGENCY CONTACT

Name: _____ Relationship: _____ Phone: _____

Address: _____

Please answer all of the following questions:

Have you ever declared bankruptcy? _____ If so, when? _____

Have you ever had an eviction filed against you? _____ If so, please specify _____

Have you ever been charged with a felony? _____ If so, please specify _____

Have you ever been charged with a misdemeanor? _____ If so, please specify _____

Have you ever refused to pay rent/ broken a lease? _____ If so, when and why _____

Preferred move-in date _____

Applicant's Signature: _____ Date: ____/____/____

**NOTICE OF SECURITY DEPOSITS AND
ADVANCE RENT HOLDINGS**

This is notice that your security deposit and advance rents will be held in William J. Edwards Realty Property Management Escrow Account, a non-interest bearing account located at **TRUIST Bank, 7750 Cypress Lake DR Fort Myers, FL 33907**

Pursuant to Florida statutes chapter 83, the following disclosure is made regarding your security deposit:

(3a) Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the LANDLORD shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days in which to give the TENANT written notice by certified mail to the TENANT'S last known mailing address of his intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form:

This is a notice of impose a claim for damages in the amount of _____

Upon your security deposit, due to _____, it is sent to you as required by S.83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to William J. Edwards Realty at 12811 Kenwood Lane, Suite 107, Fort Myers, FL 33907. If the LANDLORD fails to give the required notice within the 30 day period, he forfeits his right to impose a claim upon the security deposit.

Applicant's Signature: _____ Date: _____