Fontana Apartments
3505 Monroe Street, Hollywood, Florida 33021
(954) 961-3517
ALL MOVE-IN FUNDS, INCLUDING FIRST MONTH'S RENT, PAYABLE IN MONEY ORDER, BANK CHECK, OR TRAVELER'S CHECK.
NO PERSONAL CHECKS ACCEPTED! NO EXCEPTIONS!
APARTMENT CREDIT APPLICATION

Leasing Consultant:	Date:

Application Requirements and Terms of Agreement

1. A fully completed application is required for all persons in household 18 years of age or older.
2. Copy of USA driver's license AND social security card or passport/visa for each applicant 18 or older.
3. Proof of income for each applicant above the age of 18: Most recent tax return, paycheck stub, current W-2, housing assistance pre-approval, or other deemed sufficient by management
4. **NON-REFUNDABLE** $100.00 application fee (per apartment).
5. $500.00 holding fee (per apartment), refundable if denied or during the cancellation period only.
6. Cancellation Period: Tenant may cancel this application in writing or by email within 2 business days after being notified of the results of the application and will receive a full refund of the holding fee. After the Cancellation Period expires the holding fee is **NON-REFUNDABLE** and will be credited towards the security deposit or retained by landlord as liquidated damages should Applicant fail to move in at the terms and conditions in this Application. The lease terms are available for review onsite during the Cancellation Period and it is recommended that the lease be reviewed by the applicant during this period.
7. The balance of the security deposit may be required to be paid prior to move-in.
8. Move-in funds consist of the security deposit, first month's rent, and any fees associated with applicable parking, pet and key fees and shall be paid in full prior to move-in at lease signing. All move-in funds are payable in money orders or bank/cashier's check. No personal checks or cash are excepted.

NOTE: If application is approved for residency the required security deposit may be as much as three full months and will be determined based upon the results of the credit/background check. The security deposit requirement will be emailed to the applicant at the email address provided below, and the Applicant certifies that the email address below is active and regularly monitored. Landlord will make best efforts to deliver the apartment on the move-in date. However, if the apartment is not available on the move-in date then Landlord may propose an alternative move-in date and/or apartment. The Applicant shall be entitled to a return of the holding fee if Applicant does not find the alternative acceptable and choses to cancel this application residency, which must be done by email or in writing within 24 hours from when the Landlord sends the proposed alternative move-in.

Name		Social Security number	Birth date
Driver's license number		Address on license	
Marital status	Email address	Cell phone number	Work phone number
Names and ages of children			

Additional occupants				Total number of occupants
Pet name	Pet weight	Pet gender	Pet age	Pet color
Pet name	Pet weight	Pet gender	Pet age	Pet color

Two Years Residency Required

Present address, city, state, zip	Landlord		
	Length of residence	Amt of rent or mort.	Landlord's phone number
Previous address, city, state, zip	Landlord		
	Length of residence	Amt of rent or mort.	Landlord's phone number
Mortgage Co.	Mortgage acct. number		Total mort. amount

Three years Income required:

Present employer/support name & address	Position	
	Supervisor name	Monthly income
	Supervisor's phone number	Length of employment
Previous employer/support name & address	Position	
	Supervisor name	Monthly income
	Supervisor's phone number	Length of employment
Previous employer/support name & address	Position	
	Supervisor name	Monthly income
	Supervisor's phone number	Length of employment

Bank name, city, state	Checking acct. number	Do you have any credit cards?
	Savings acct. number	Yes or No
Have you ever broken a lease? Yes or No Have you ever had an eviction filed against you? Yes or No Have you ever been arrested or convicted of a felony? Yes or No Are you aware of any debts that may have been sent to a collection agency? Yes or No	If yes, please explain	

AUTOMOBILE:

Car: Year and make	Model	Color	Tag number	State

In case of emergency notify:	Address	Phone number
Name of nearest relative not living with you:	Address	Phone number

Special Lease Requests:

Authorization of Release of Information
Applicant represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management.

Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees and deposits and may constitute a criminal offense under the laws of this State. Applicant acknowledges that notwithstanding anything above to the contrary, if applicant provides false information (i.e., a possible criminal offense of the laws of this state) or omits requested information, then, at management's option, management may (a) reject this application, and/or (b) condition approval of this application on the applicant providing a greater than usual security deposit, and/or (c) terminate any right of occupancy and/or (d) retain any and all deposits, fees and other monies theretofore paid to management.

I, the undersigned applicant have read and agree to all provisions of this application.

_____
Applicant's Signature

Date: _____

FOR OFFICE USE ONLY:

APT. NUMBER:	BUILDING:	MOVE-IN DATE:	APT. TYPE:	RENT:

REFERRED BY:	Pro-rate (if any):	Date paid:
Apt. Guide/For Rent	First month's rent:	Date paid:
Newspaper	Application fee:	Date paid:
Drive by	Deposit to hold apartment:	Date paid:
Resident- Apt#	Remaining security deposit:	Date paid:
Other	Pet deposit:	Date paid:
	Key deposit:	Date paid:
	BALANCE DUE:	Date paid:

Move-ins must be scheduled MONDAY to SATURDAY 9 am to 7 pm only