



Thank you for applying with Counts-Oakes Resort Properties!

Application fee is \$75 per adult

All prospective residents ages 18 and older will need to complete an application.

Unmarried co-applicants will need to complete separate applications.

Please make sure the following is included with the application:

___ Copy of Drivers' License for Each Applicant

___ Rental Application, Signed by Each Applicant

___ Copies of the Last Two (2) Pay Period Check Stubs for Each Applicant

Please read through the entire application and provide all telephone numbers, addresses and emails as requested. Please make sure each applicant has signed and dated where indicated.

Applicant's Name(s):

Best Number(s) to Call:

Applicant's Email(s):

Counts-Oakes Resort Properties

FEE: \$75 per adult

RENT \$

RENTAL ADDRESS: _____ ANTICIPATED MOVE IN DATE: / / HOLDING DEPOSIT:\$ _____

Acceptance of this application and the Reservation/Holding Deposit does not constitute consideration for the lease and the offer to lease is not binding until approved by Landlord. If your application is approved, and you fail to enter into a Rental Agreement or fail to take possession under the terms of your Rental 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 Rental Agreement, you will be held liable for all rents and damages as set forth in the Rental 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 rental agreement is signed, the Reservation/Holding Deposit shall be applied toward any advance payments due under the lease. Counts-Oakes Resort Properties is the Agent of the Landlord and is compensated for its services by the landlord.

Name _____ SS# _____ - _____ - _____ DOB ____/____/____.
Last First MI Jr. Sr. Prior

Spouse _____ SS# _____ - _____ - _____ DOB ____/____/____.
Last First MI Maiden

Drivers License # _____ State _____ Spouse's Drivers License # _____ State _____

Other Occupants _____ - _____ - _____
Name Relationship Age SS# Name Relationship Age SS#

Pets: Number _____ Type _____ Breed _____ Weight _____ Age _____

Present Address _____ Phone (____) _____
Street Apt# City St Zip Code

Present Landlord _____ Phone (____) _____
Street Apt# City St Zip Code

Length of Residence: ____/____ To ____/____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo Yr Mo Yr

Previous Address _____
Street Apt# City St Zip Code

Previous Landlord _____ Phone (____) _____

Length of Residence: ____/____ To ____/____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo Yr Mo Yr

Present Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo Yr Mo Yr

Previous Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo Yr Mo Yr

Spouse Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo Yr Mo Yr

Spouse Previous _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ To ____/____ Income _____ Per _____ Mgr. _____
Mo Yr Mo Yr

Other Income\$ _____ Per _____ Source _____

Vehicle#1 _____ #2 _____
Year Make Model Tag No ST Year Make Model Tag No ST

EmergencyNotification: _____ Phone (____) _____
Name Relationship Address Phone Number

Current Phone (____) _____ Email Address: _____

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
Have you applied for residency in the past 2 years, but did not move in? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
Have you ever had adjudication withheld or been convicted of a crime? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____

By signing below, the applicant(s) agree to hold harmless BROKER, the tenant verification service and all providers of information on the prospective tenant(s) listed above. 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, photo-copy or original signature. 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 Counts-Oakes Resort Properties. 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 criteria on the reverse side of this application.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

Counts Oakes Resort Properties 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 application fee is also 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. Applicants must have a combined gross income of at least (2.5) two and a half times the monthly rent. A minimum of two (2) years residential history is required. A credit score of 600 is desired and must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past five (5) years. All Bankruptcies must be fully discharged. 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 ten (10) 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 non-refundable 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, 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 HUD 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 Landlord's agent, Counts Oakes Resort Properties 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 rent, last month 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.

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.

Applicant's Signature

Date

Spouse's Signature

Date



VERIFICATION OF RENTAL HISTORY

TO: _____

We are requesting verification of rental history for the individual named below, who states they are a present or former tenant.

Please complete the information and fax to _____.

Thank you for your cooperation.

Cordially,

I HEREBY AUTHORIZE YOU TO RELEASE INFORMATION REGARDING MY TENANCY TO THE INQUIRING LANDLORD.

TENANT SIGNATURE

DATE

Rental history of _____

Date moved in _____ Moved out _____ Monthly rent \$ _____

Was rent paid on time? _____ Number of times late? _____

What was included in rent? _____

Number of persons in family? _____ Did they follow the rules? _____

Complaints by others (explain)? _____

Care of rental unit: _____

Any damage? _____ Any pets? _____

Overall rating as a tenant (good, fair, poor, explain) _____

Would you rent to them again? _____

Did they give notice to move? _____ If former tenant, did you return full security deposit? _____

If not, why? _____

Person providing information: _____

Title: _____ Phone: _____