



Tenant Qualifications Disclosure

New Leases

Florida Luxury Living (FLL) has developed policies and procedures to ensure that all prospective applicants are treated equally and in compliance with all applicable laws including the Fair Housing Act. Screening will include credit history, rent to income ratio, verification of employment, employment history and verification of residency by contacting former and current landlords. In addition, a criminal history and public record search will be performed.

By signing the Residential Lease Application, the applicant authorized FLL to contact any person or agency necessary and authorizes them to release information to FLL. FLL will not investigate or dispute any matter on an applicant's behalf. FLL will not release information except as required by law. FLL cannot hold a property while an applicant disputes information brought to his or her attention during screening process.

FLL complies with all fair housing laws. FLL and its agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap, familial status or other protected status.

Tenant Qualification Requirements:

❖ **Applications:**

- A complete application must be submitted by each person 18 years of age or older
- All applications must be signed by the individual
- Application fees must be paid before the application will be processed. This fee is non-refundable
- This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord, or an offer to lease

❖ **Verification of Identity:**

- A valid Social Security # will be required
- For non-US citizens a work ID #, Alien Registration #, USCIS # or I-94 Admission # will be accepted in place of a Social Security #

❖ **Verification of Income:**

- Income must be verifiable and legitimate
- Gross income must be equal to or greater than 3 times monthly rent
- Employment history of 2 years with a minimum of 6 months at current employer (or within the same field) is required





- Employment verification will be performed to ensure the applicant is currently employed and expected to be continue for next 6 months
- If applicant is to begin work shortly, the applicant must provide a “letter of intent: to hire from the employer as well as evidence of current or prior income

❖ **Verification of Residency y History:**

- Residence history of 2 years with a minimum of 6 months at current residence is required
- Rental verifications must reflect positive payment and rental performance along with no history of NSF checks, property damage or similar lease infractions

❖ **Credit Report:**

- FLL’ authorized credit reporting services vendor will be utilized. Outside credit reports cannot be substituted
- All occupants 18 and over must have their credit report run regardless of employment status or financial responsibility for rent payments
- A credit report will be completed on all applicants to verify credit ratings, income, plus verified credit history will be entered into a credit scoring model to determine rental eligibility and security deposit levels
- Any applicant with a history of eviction or landlord judgment for past due rent will be denied
- Open bankruptcies will result in an automatic denial of the application. Dismissed discharged bankruptcies are excluded and will not count against an applicant’s score
- Closed forecloses are excluded from criteria and will not count against an applicant’s score

❖ **Criminal History:**

- History of repeat criminal convictions may result in denial
- Felony convictions and sexual predator offenses will result in automatic denial
- Landlord reserves the right to deny residency and occupancy for any criminal activity at their discretion
- Guarantor/co-signers cannot be used as a substitute for the is requirement

❖ **Miscellaneous Information:**

- Applications will be processed in the order received and will continue to accept applications until a holding deposit is paid or lease agreement signed
- Applications will be processed in approximately 2-4 business days
- A unit cannot be held for more than thirty (30) days. If attempting to place a hold on a property, an applicant must provide a holding deposit equivalent to 1 month’s rent.





Rents and security deposit must be paid within the 30 day holding period or the holding deposit will be forfeited. This holding fee is refundable if the property cannot be delivered to applicant for rent. If applicant decides not to rent the property for any reason, the holding fee is NOT refundable. Upon signing a rental agreement, the holding deposit becomes part of the security deposit

- All move-in funds are to be paid in the form of a cashier's check or money order. A security deposit will be due at the time of leasing. In certain situations, a higher deposit may be accepted in lieu of acceptable credit or employment history at landlord's discretion
- Renters insurance is strongly suggested for all tenants, and is required for all pet owners
- Landlord reserves the right to allow pets on a case by case basis, dependent on property type, unit size, pet type and pet disposition. No more than 2 pets may reside in one rental unit and are subject to a pet fee. Landlord requires that all tenants wishing to bring pets into the property/unit first obtain permission from landlord, complete a Pet Addendum and understand and abide by the rules outlined in the Pet Policy.
** Exceptions to fees and insurance apply, as it relates to services animals*
- Any falsification in applicant's paperwork will result in the automatic denial of application. In the event that an applicant falsifies his/her paperwork, landlord has the right hold all deposits and fees paid to apply towards damages
- Applicants must be able to put utilities in their own name and they will be responsible for all utilities on the rental being applied for. Utilities will be required to be transferred into the tenant's name for the date you are moving in, as soon as a move-in date has been determined