



RENTAL APPLICATION FOR
RESIDENTS AND OCCUPANTS
(Each co-applicant and each occupant 18 years old
and over must submit a separate application.)



Date when filled out: _____

All applicants who indicate that they are not U.S. citizens will be asked to complete the supplemental questions in this Rental Application, unless otherwise noted. We are committed to compliance with fair housing laws and do not discriminate based on race, color, religion, sex, national origin, handicap or familial status. The purpose of the supplemental questions is:

1. to give you the option to furnish information about an emergency contact person for you in your home country;
2. to verify that you are lawfully in the United States;
3. to determine whether your right to be in the U.S. expires during your Lease Contract term; and
4. to enable us to better cooperate with government officials in the performance of their duties, when requested.

We don't anticipate sharing your responses to the supplemental questions with anyone except government officials who might inquire about you.

APPLICANT INFORMATION			
Full Name (Exactly as it appears on Driver's License or Govt. ID card)			
Former Name (if applicable)		Gender (Optional)	
Birthdate	Social Security #	Driver's License #	State
Government Photo ID card #		Type	
Home Phone Number		Cell Phone Number	Work Phone Number
Email Address			
Supplemental Questions <input type="checkbox"/> Required <input type="checkbox"/> Not Required (If the "Required" box is checked, please answer the following questions if you are not a U.S. citizen. If no box is checked, the following questions are not required and are optional.)			
Have you ever been asked or ordered by a representative of any government to leave the U.S. or any other country? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, please state when and what country or countries (list all): _____			
Are you a U.S. citizen? <input type="checkbox"/> yes <input type="checkbox"/> no			
Approximately how long have you been in the United States? _____ Years _____ Months			
Place of Birth _____ Country or countries of which you are a citizen (list all): _____			
Please check the U.S. Citizenship and Immigration Services (USCIS) document that entitles you to be in the United States: <input type="checkbox"/> Form I-551 Permanent Resident Card [Alien Registration Receipt Card] (form includes photo and fingerprint). Card Number: _____ <input type="checkbox"/> Form I-766 Employment Authorization Document (form includes photo and fingerprint). Expiration Date: _____ Card Number: _____ <input type="checkbox"/> Form I-94 Global Entry Form (form does not include photo or fingerprint). Expiration Date: _____ Form Number: _____ <input type="checkbox"/> USCIS receipt for replacement of one of the above documents, with verification by USCIS of your entitlement above. If you are relying on Form I-94, we will ask to see your passport and visa, and you will need to answer the questions below. Country issuing your passport: _____ Your Passport Number: _____ Expiration Date: _____ Do you have a visa? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, what type? <input type="checkbox"/> student <input type="checkbox"/> work <input type="checkbox"/> visitor <input type="checkbox"/> other (specify): _____ Visa Expiration Date: _____ We may ask to make a photocopy of any of the USCIS documents checked above and, if needed, your passport and visa.			
Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> widowed <input type="checkbox"/> separated		Do you or any occupant smoke? <input type="checkbox"/> yes <input type="checkbox"/> no	
I am applying for the apartment located at: _____			
Is there another co-applicant? <input type="checkbox"/> yes <input type="checkbox"/> no			
Co-applicant Name			
Email			
Co-applicant Name			
Email			
Co-applicant Name			
Email			
Co-applicant Name			
Email			
Co-applicant Name			
Email			

OTHER OCCUPANTS

<div></div> <div>Full Name</div>		<div></div> <div>Relationship</div>	
<div></div> <div>Date of Birth</div>	<div></div> <div>Social Security #</div>	<div></div> <div>Driver's License #</div>	<div></div> <div>State</div>
<div></div> <div>Government Photo ID card #</div>		<div></div> <div>Type</div>	

Supplemental Questions ☐ Required ☐ Not Required (If the “Required” box is checked, please answer the following questions if this occupant is not a U.S. citizen. If no box is checked, the following questions are not required and are optional.)

Has this occupant ever been asked or ordered by a representative of any government to leave the U.S. or any other country? ☐ yes ☐ no
If yes, please state when and what country or countries (list all): _____

Is this occupant a U.S. citizen? ☐ yes ☐ no

Approximately how long has this occupant been in the United States? _____ Years _____ Months

Place of Birth _____ Country or countries of which occupant is a citizen (list all): _____

Please check the U.S. Citizenship and Immigration Services (USCIS) document that entitles the occupant to be in the United States:

☐ Form I-551 Permanent Resident Card [Alien Registration Receipt Card] (form includes photo and fingerprint). Card Number: _____

☐ Form I-766 Employment Authorization Document (form includes photo and fingerprint). Expiration Date: _____ Card Number: _____

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☐ USCIS receipt for replacement of one of the above documents, with verification by USCIS of your entitlement above.

If relying on Form I-94, we will ask to see occupant’s passport and visa, and you will need to answer the questions below.

Country issuing passport: _____ Passport Number: _____

Expiration Date: _____

Does occupant have a visa? ☐ yes ☐ no If yes, what type? ☐ student ☐ work ☐ visitor ☐ other (specify): _____

Visa Expiration Date: _____

We may ask to make a photocopy of any of the USCIS documents checked above and, if needed, occupant’s passport and visa.

<div></div> <div>Full Name</div>		<div></div> <div>Relationship</div>	
<div></div> <div>Date of Birth</div>	<div></div> <div>Social Security #</div>	<div></div> <div>Driver's License #</div>	<div></div> <div>State</div>
<div></div> <div>Government Photo ID card #</div>		<div></div> <div>Type</div>	

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Has this occupant ever been asked or ordered by a representative of any government to leave the U.S. or any other country? ☐ yes ☐ no
If yes, please state when and what country or countries (list all): _____

Is this occupant a U.S. citizen? ☐ yes ☐ no

Approximately how long has this occupant been in the United States? _____ Years _____ Months

Place of Birth _____ Country or countries of which occupant is a citizen (list all): _____

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Visa Expiration Date: _____

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<div></div> <div>Government Photo ID card #</div>		<div></div> <div>Type</div>	

Supplemental Questions ☐ Required ☐ Not Required (If the “Required” box is checked, please answer the following questions if this occupant is not a U.S. citizen. If no box is checked, the following questions are not required and are optional.)

Has this occupant ever been asked or ordered by a representative of any government to leave the U.S. or any other country? ☐ yes ☐ no
If yes, please state when and what country or countries (list all): _____

Is this occupant a U.S. citizen? ☐ yes ☐ no

Approximately how long has this occupant been in the United States? _____ Years _____ Months

Place of Birth _____ Country or countries of which occupant is a citizen (list all): _____

Please check the U.S. Citizenship and Immigration Services (USCIS) document that entitles the occupant to be in the United States:

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Country issuing passport: _____ Passport Number: _____

Expiration Date: _____

Does occupant have a visa? ☐ yes ☐ no If yes, what type? ☐ student ☐ work ☐ visitor ☐ other (specify): _____

Visa Expiration Date: _____

We may ask to make a photocopy of any of the USCIS documents checked above and, if needed, occupant’s passport and visa.

OTHER OCCUPANTS (continued)

Full Name

Date of Birth

Social Security #

Government Photo ID card #

Relationship

Driver's License #

State

Type

Supplemental Questions

D Required

D Not Required (If the "Required" box is checked, please answer the following questions if this occupant is not a U.S. citizen. If no box is checked, the following questions are not required and are optional.)

Has this occupant ever been asked or ordered by a representative of any government to leave the U.S. or any other country?

D yes

D no

If yes, please state when and what country or countries (list all):

Is this occupant a U.S. citizen?

D yes

D no

Approximately how long has this occupant been in the United States?

Years

Months

Place of Birth

Country or countries of which occupant is a citizen (list all):

Please check the U.S. Citizenship and Immigration Services (USCIS) document that entitles the occupant to be in the United States:

D Form I-551 Permanent Resident Card [Alien Registration Receipt Card] (form includes photo and fingerprint). Card Number:

D Form I-766 Employment Authorization Document (form includes photo and fingerprint). Expiration Date:

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Country issuing passport:

Passport Number:

Expiration Date:

Does occupant have a visa?

D yes

D no

If yes, what type?

D student

D work

D visitor

D other (specify):

Visa Expiration Date:

We may ask to make a photocopy of any of the USCIS documents checked above and, if needed, occupant's passport and visa.

Full Name

Date of Birth

Social Security #

Government Photo ID card #

Relationship

Driver's License #

State

Type

Supplemental Questions

D Required

D Not Required (If the "Required" box is checked, please answer the following questions if this occupant is not a U.S. citizen. If no box is checked, the following questions are not required and are optional.)

Has this occupant ever been asked or ordered by a representative of any government to leave the U.S. or any other country?

D yes

D no

If yes, please state when and what country or countries (list all):

Is this occupant a U.S. citizen?

D yes

D no

Approximately how long has this occupant been in the United States?

Years

Months

Place of Birth

Country or countries of which occupant is a citizen (list all):

Please check the U.S. Citizenship and Immigration Services (USCIS) document that entitles the occupant to be in the United States:

D Form I-551 Permanent Resident Card [Alien Registration Receipt Card] (form includes photo and fingerprint). Card Number:

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Country issuing passport:

Passport Number:

Expiration Date:

Does occupant have a visa?

D yes

D no

If yes, what type?

D student

D work

D visitor

D other (specify):

Visa Expiration Date:

We may ask to make a photocopy of any of the USCIS documents checked above and, if needed, occupant's passport and visa.

Full Name

Date of Birth

Social Security #

Government Photo ID card #

Relationship

Driver's License #

State

Type

Supplemental Questions

D Required

D Not Required (If the "Required" box is checked, please answer the following questions if this occupant is not a U.S. citizen. If no box is checked, the following questions are not required and are optional.)

Has this occupant ever been asked or ordered by a representative of any government to leave the U.S. or any other country?

D yes

D no

If yes, please state when and what country or countries (list all):

Is this occupant a U.S. citizen?

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Approximately how long has this occupant been in the United States?

Years

Months

Place of Birth

Country or countries of which occupant is a citizen (list all):

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D Form I-766 Employment Authorization Document (form includes photo and fingerprint). Expiration Date:

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Form Number:

D USCIS receipt for replacement of one of the above documents, with verification by USCIS of your entitlement above.

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Country issuing passport:

Passport Number:

Expiration Date:

Does occupant have a visa?

D yes

D no

If yes, what type?

D student

D work

D visitor

D other (specify):

Visa Expiration Date:

We may ask to make a photocopy of any of the USCIS documents checked above and, if needed, occupant's passport and visa.

RESIDENCY INFORMATION

Current Home Address (where you live now)

City

Dates:

From

State

To

Zip Code

\$

Monthly Payment

Do you D rent or D own?

Apartment Name

Landlord/Lender NamePhone

Reason for Leaving

(The following is only applicable if at current address for less than 6 months.)

Previous Home Address

City

Dates:

From

State

To

Zip Code

\$

Monthly Payment

Do you D rent or D own?

Apartment Name

Landlord/Lender NamePhone

Reason for Leaving

EMPLOYMENT INFORMATION

Present Employer

Address

City

Dates:

From

State

To

Zip Code

\$

Gross Monthly Income

Work Phone

Position

Supervisor NamePhone

(The following is only applicable if at current employer for less than 6 months.)

Previous Employer

Address

City

Dates:

From

State

To

Zip Code

\$

Gross Monthly Income

Work Phone

Position

Supervisor NamePhone

ADDITIONAL INCOME

(Income must be verified to be considered)

Type

Source

\$

Gross Monthly Amount

Type

Source

\$

Gross Monthly Amount

CREDIT HISTORY (if applicable)

If applicable, please explain any past credit problem:

RENTAL/CRIMINAL HISTORY

(Check only if applicable)

Have you or any occupant listed in this Application ever:

D been evicted or asked to move out?

D moved out of a dwelling before the end of the lease term without the owner’s consent?

D declared bankruptcy?

D been sued for rent?

D been sued for property damage?

D been convicted (or received an alternative form of adjudication equivalent to conviction) of a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime?

Please indicate the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You represent the answer is “no” to any item not checked above.

REFERRAL INFORMATION			
How did you find us?			
D Online search. Website address: _____			
D Referral from a person. Name: _____			
D Social Media. Which one? _____			
D Other _____			
EMERGENCY CONTACT			
Emergency contact person over 18, who will not be living with you:			
Name		Relationship	
Address		City	
State	Zip Code	Home Phone #	Cell Phone #
Work Phone #		Email Address	
VEHICLE INFORMATION (if applicable)			
List all vehicles owned or operated by you or any occupants (including cars, trucks, motorcycles, trailers, etc.).			
Make	Model	Color	
Year	License Plate #	State	
Make	Model	Color	
Year	License Plate #	State	
Make	Model	Color	
Year	License Plate #	State	
Make	Model	Color	
Year	License Plate #	State	
PET INFORMATION (if applicable)			
You may not have any animal in your unit without management's prior authorization in writing. If we allow your requested animal, you must sign a separate animal addendum, which may require additional deposits, rents, fees or other charges.			
Name	Type	Breed	
Gender	Weight	Color	
Age	Assistance Animal Status: D yes D no		
Name	Type	Breed	
Gender	Weight	Color	
Age	Assistance Animal Status: D yes D no		
APPLICATION AGREEMENT			
<p>The following Application Agreement will be signed by you and all co-applicants prior to signing a Lease Contract. While some of the information below may not yet apply to your situation, there are some provisions that may become applicable prior to signing a Lease Contract. In order to continue with this application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.</p> <p>1. Lease Contract Information. The Lease Contract contemplated by the parties will be the current Lease Contract. Special information and conditions must be explicitly noted on the Lease Contract.</p> <p>2. Approval When Lease Contract Is Signed in Advance. If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit or other amounts owed under the Lease Contract when the Lease Contract has been signed.</p> <p>3. Approval When Lease Contract Isn't Yet Signed. If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit or other amounts owed under the Lease Contract when the Lease Contract has been signed.</p> <p>4. If you Fail to Sign Lease Contract After Approval. Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. <i>If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.</i></p> <p>5. If You Withdraw Before Approval. <i>If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.</i></p> <p>6. Approval/Non-Approval. We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail, or by e-mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.</p>			

APPLICATION AGREEMENT *(continued)*

- 7. Refund after Non-Approval.** If you or any co-applicant is disapproved or deemed disapproved under Paragraph 6, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
- 8. Extension of Deadlines.** If the deadline for signing, approving, or refunding under paragraphs 4, 6, or 7 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
- 9. Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.
- 10. Application Submission.** Submission of a rental application does not guarantee approval or acceptance. It does not bind us to accept the applicant or to sign a Lease Contract.

DISCLOSURES

1. **Application Fee (Non-Refundable).** You agree to pay to our representative the non-refundable application fee in the amount indicated in paragraph 3. ***Payment of the application fee does not guarantee that your application will be accepted.*** The application fee partially defrays the cost of administrative paperwork. ***It is non-refundable.***
2. **Application Deposit (may or may not be refundable).** In addition to any application fee(s), you agree to pay to our representative an application deposit in the amount indicated in paragraph 3. ***The application deposit is not a security deposit.*** The application deposit will be credited toward the required security deposit or other amounts owed under the Lease Contract when the Lease Contract has been signed; OR, it will be refunded under paragraph 7 of the Application Agreement if your application is not approved; OR, it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraphs 4 or 5 of the Application Agreement.
3. **Fees Due. Your Rental Application will not be processed until we receive your completed Rental Application (and the completed Rental Application of all co-applicants, if applicable) and the following fees:**
 1. Application fee (non-refundable): \$ _____
 2. Application deposit (may or may not be refundable): \$ _____
4. **Completed Application.** Your Rental Application for Residents and Occupants will not be considered “completed” and will not be processed until we receive the following documentation and fees:
 1. Your completed Rental Application;
 2. Completed Rental Applications for each co-applicant (if applicable);
 3. Application fees for all applicants;
 4. Application deposit for the Unit.
5. **Notice to or from Co-Applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
6. **SHIP Disclosure Statement.** If this property or you are a tenant who may be receiving funds from the Florida State Housing Initiatives Partnership program (SHIP), then this application is subject to the Florida’s public records laws, Chapter 119, Florida Statutes. Most of the information that you provide may be required to be released if there is a public records request. If you believe that you qualify to have your information protected, you must notify us in writing of the specific law or statute that protects your information. All non-exempt information will be released in response to a public records request.

SPECIAL PROVISIONS

[illegible]

AUTHORIZATION AND ACKNOWLEDGMENT

AUTHORIZATION
I authorize **Oakwood Apartments**

(name of owner/agent) to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

Payment Authorization
I authorize **Oakwood Apartments**

(name of owner/agent) to collect payment of the application fee and application deposit in the amounts specified under paragraph 3 of the Disclosures.

If a check from an applicant is returned to us by a bank or other entity for any reason, if any credit card or debit card payment from applicant to us is rejected, or if we are unable, through no fault of our own or our bank, to successfully process any ACH debit, credit card, or debit card transaction, then:

(i) Applicant shall pay to us the NSF Charge; and

(ii) We reserve the right to refer the matter for criminal prosecution

AUTHORIZATION AND ACKNOWLEDGMENT <i>(continued)</i>	
ACKNOWLEDGMENT You declare that all your statements in this Application are true and complete. You authorize us to verify the same through any means. If you fail to answer any question(s) or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.	
Applicant's Signature	Date

FOR OFFICE USE ONLY	
<div></div> <div></div> <div>Apt. name or dwelling address (street, city)</div>	<div></div> <div>Unit # or type</div>
<div></div> <div>Person accepting application</div>	<div></div> <div>Phone</div>
<div></div> <div>Person processing application</div>	<div></div> <div>Phone</div>
Applicant or Co-applicant was notified by D telephone D letter D email , or D in person of D acceptance or D non-acceptance on <div></div> .	
(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)	
Name of person(s) who were notified (at least one applicant must be notified if multiple applicants):	
<div></div> <div>Name(s)</div>	
<div></div> <div>Name of owner's representative who notified above person(s)</div>	

ADDITIONAL COMMENTS
<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>

