

## **Salefish Properties RENTAL APPLICATION**

Name:					
Home #:		Work		Cell	
Email Address:					
Address of Rental:					
Application Date:		Date You Want Rent to Begin:			

**TO APPLY, THE FOLLOWING IS REQUIRED:**

- ❖ Review the Residential Screening Policy and Criteria at <http://www.salefishpm.com/residential-screening-policy-criteria-application> or call the office to obtain a copy.
- ❖ **Complete the Salefish Properties Application Checklist.**
- ❖ All intended residents of any age MUST be listed below.
- ❖ Both pages of the application must be completed legibly and in full, black ink preferred.
- ❖ ALL pets of any size, kind or type must be disclosed.
- ❖ All vehicles of any size, kind or type must be disclosed.
- ❖ Applicant must not be registered on any state's Sex Offender or Sexual Predator list.
- ❖ A driver's license, military ID, state ID or current passport is required when signing the lease.

**THE APPLICANT IS HEREBY NOTIFIED OF THE FOLLOWING PROCEDURES & POLICIES:**

- ❖ **All persons 18 and over must complete this application and sign the Rental/Lease Agreement.**
- ❖ **If applicant(s) is approved, the first month's rent, security deposit, advance and/or last month rent (if applicable), pet deposit, non-refundable pet fee and \$35 Lease Preparation fee must be paid in full with certified funds (cashier's check) on or before the move-in date, prior to receiving the keys.**
- ❖ Applications are generally processed in 1-2 business days, but applications can take longer if information is needed from the applicant or a reference for the applicant must be contacted.
- ❖ The \$35 per adult application fee is **non-refundable** and must be paid in cash or money order for fastest processing.
- ❖ The lease is located in a binder in each available property, if you did not review the lease in advance, contact us to be emailed a blank copy.
- ❖ The Landlord must approve all pets. IF a pet is allowed, a pet application and pet application fee is required (\$10 nonrefundable). A pet fee is required (minimum of \$150 & nonrefundable) at move-in. An increase in deposit, determined by the Landlord, may be required for ALL pets, WHETHER THEY ARE AN "INSIDE" OR "OUTSIDE" ANIMAL. View the Pet Policy on-line for more details.
- ❖ If Renter's Insurance policy is required, the Declaration page must be supplied on or before the move-in day.
- ❖ To hold a property & refuse others, a **deposit equal to one month's rent** must be paid within 24 hours & the lease signed very soon after the approval date.
- ❖ A walk-through form or "Property Condition Survey" must be signed by Tenant prior to occupancy/possession.

\_\_\_\_\_ Date Signed

\_\_\_\_\_ Applicant Signature

**Application continues on Page Two and Three**  
**Incomplete & unsigned applications will not be processed**

❖ **HOUSING DEPOSIT AGREEMENT** – Applicant has provided a “**HOUSING DEPOSIT**” in consideration for taking the property off the market while the application is being processed. If applicant is approved and lease is entered into, the “**HOUSING DEPOSIT**” shall be applied toward the move-in funds. If applicant is approved, but fails to enter into the lease within 2 business days of written approval, unless otherwise negotiated in writing, and/or fails to take possession after lease signing, the entire “**HOUSING DEPOSIT**” shall be forfeited to the Landlord and/or Salefish Properties. The “**HOUSING DEPOSIT**” shall be refunded only if applicant is not approved by Salefish Properties or any community association where the property is located. This application is preliminary only and in no way implies that the desired rental property shall be available and in no way obligates Landlord and/or Salefish Properties to execute a lease or deliver possession of the proposed property.

**List first and last name and ages of all occupants, INCLUDING YOURSELF:**

Name		Name		Name	
	Age		Age		Age
	Age		Age		Age

<b>The information on this page is required in order to process the application, answer all questions.</b>			
Full Name		Other last names:	
Birth date:		Social Security #:	
Driver's License Number & State			

**Please answer all of the following questions – use extra paper if needed:**

Pets? (Yes) (No) If so, how many?	Are pets vaccinated?
List type & breed for all pets:	
Have you or other occupants ever been arrested for, convicted of, put on probation for or had adjudication withheld or deferred for a major crime? (CIRCLE) <b>Yes</b> or <b>No</b> If yes, explain on separate piece of paper.	
Will you have water filled furniture?	If so, specify what:
Have you ever declared bankruptcy?	If so, when & why:
Ever had an eviction filed against you?	If so, when & why:
Have you ever refused to pay rent?	If so, when & why:

\_\_\_\_\_ Date Signed \_\_\_\_\_ Applicant Signature

**Application continues on Page Three**  
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**PLEASE SUBMIT APPLICATION TO:  
 RENTAL APPLICATION PAGE 3**

Full Name			
Current Address:		<b>PROVIDE AT LEAST 2 YEARS OF RENTAL HISTORY, use extra paper if needed:</b>	
Current City:		Previous Address:	
Current State:		Previous City:	
Current Zip:		Previous State & Zip	
Occupancy Dates:		Occupancy Dates	
Landlord name:		Landlord name	
Landlord Phone #		Landlord Phone #:	
Monthly Rent:		Monthly Rent:	
Reason for leaving:		Reason for leaving:	
<b>Income: (please supply documentation for income)</b>			
Current Employer:		TOTAL Income Monthly:	
Years employed:		Position:	
Employer Wk. Ph:		Supervisor:	
Vehicle Information (List all cars/trucks/vans/trailers/boats/RV's/motorcycles/motor bikes, etc.) <b>Any commercial? Yes or No</b>			

I, the UNDERSIGNED APPLICANT, affirm the information contained in this three-page application is true, complete & correct and I authorize Salefish Property Management, LLC, DBA Salefish Properties, to verify all information contained in this application and obtain consumer reports. I understand such information may include but is not limited to credit history, civil & criminal information, arrest records, rental history, employment/salary details, vehicle records, and any other necessary information. Misstatements, either false or incorrect shall be deemed reason for rejection of application, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms, if any. I also understand if I rent from Salefish Properties and I fail to fulfill my obligations, a negative credit report reflecting my credit may be submitted to a credit-reporting agency. I understand this application is the property of Salefish Properties. I understand that my credit report will not be provided to me. **I hereby expressly release Salefish Properties and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I have reviewed a copy of the lease.**

**Non Disparagement / Representations** - Salefish Properties and APPLICANT mutually agree, that as additional consideration, specifically the mutuality of this clause, each is prohibited from making disparaging remarks/statements or publications regarding the other to any third party, internet, or other site, effective the date of this agreement. This provision relates to remarks or statements or publications regarding this and future agreements, or either parties performance under this and future agreements. If any dispute arises regarding whether any remark/statement or publication is disparaging, the parties agree that for purposes of this provision, expressly including the enforcement of this provision detailed below, that any remark/statement or publication shall be irrefutably deemed disparaging if: (1) the other party requests, in writing, that the writing/publishing party remove the remark and/or publication; and (2) the remark and/or publication is not removed within two days of said requests. Salefish Properties & APPLICANT mutually agree that damages for failure to comply with this provision shall be liquidated at two hundred dollars per day for each remark/statement/representation that is disparaging or is not removed within two days of request to remove said remark/statement/representation. Salefish Properties & APPLICANT further agree that enforcement of this provision is appropriate through a temporary restraining order and/or injunctions and permanent injunctions, notwithstanding any rights under the First Amendment to the United States and Texas Constitutions, and that any party who prevails on enforcement of this provision, whether for monetary damages or injunctive relief is entitled to recover attorney fees against the other. BROKER & APPLICANT expressly submit to the jurisdiction of the State of Florida and agree that venue in any litigation touching or concerning this agreement shall be proper ONLY in Palm Beach County, Florida.

**I HAVE READ AND AGREE TO THE PROVISIONS AS STATED:**

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_