

OCALA'S CHOICE REALTY RESIDENT SELECTION CRITERIA

1. All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. A **Non refundable** application fee in the amount of **\$85.00** for first adult **\$25.00** each additional person will be required for all adult applicants. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit.
2. Applicants must have a combined gross income of at least three times the monthly rent. Income must be directly from the source. Examples are proof of 1 months worth of paychecks stubs, Government issue letter, court order etc.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
4. Self employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld" further documentation may be required and applicant may be denied on this basis.
7. 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 unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
9. Applicants must complete a pet screening profile for No Pet, household pets and assistance animals. We do not permit Rottweiler or Pit bull dogs in any of our rentals.
10. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
11. We may require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the required security deposit.
12. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, and/or additional advance rent payments may be required.
13. Our company policy is to report all non compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

Application For: _____

APPLICATION FOR RESIDENCY

ABOUT YOU

Expected Move-In-Date: _____

Name: _____ Phone Number: _____
Last First MI

Name: _____ Phone Number: _____
Last First MI

Present Address: _____
Street City State Zip

Social Security Number: _____ Date of Birth: _____

Social Security Number: _____ Date of Birth: _____

Landlord/Mortgage Co: _____ Phone Number: _____

Own or Rent? _____ Monthly Payment: _____

Have you ever had an eviction filed against you? _____

Have you ever been convicted of a felony? _____

OCCUPANTS

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

EMPLOYMENT

Applicant Name: _____ Gross Income _____ per _____

Employer: _____ Phone Number: _____

Position: _____

Other Income Source: _____ Phone No: _____ Amount: _____

Applicant Name: _____ Gross Income _____ per _____

Employer: _____ Phone Number: _____

Position: _____

Other Income Source: _____ Phone No: _____ Amount: _____

DRIVER LICENSE NO.

1st Applicant: _____ 2nd Applicant: _____

EMERGENCY CONTACT

Name: _____ Phone Number: _____

Address: _____
Street City State Zip

PETS

Breed: _____ Name: _____

VEHICLES

Make: _____ Model: _____ Year: _____

Make: _____ Model: _____ Year: _____

Applicant represents that all statements and representations are true and complete, and hereby, authorizes verification of the information provided on this application. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicant agrees that false, misleading, or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties provided by the lease terms, if any. Applicant authorizes verification of all information by the landlord and/or management company herewith the sum of \$_____ as a non-refundable application fee for costs, expenses and fees in processing the application. Applicant has deposited a holding deposit of \$_____ in consideration for taking the dwelling off the market while the application is being processed. If applicant is approved by landlord and/or management and the lease is entered into and possession of the dwelling is taken, the holding deposit shall be applied toward the security/damage deposit. If applicant is approved, but fails to enter into the lease within 3 days of verbal and/or written approval and/or take possession after lease signing, the full holding deposit shall be forfeited to the landlord or management in addition to any penalties as provided in the lease if the lease has been signed by the applicant. The holding deposit shall be refunded only if the applicant is not approved. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates landlord or management to execute a lease or deliver possession of the proposed premises.

I have read and agree to the provisions as stated;

1st Applicant Signature

Date:

2nd Applicant Signature

Date:



Pet Policy



Ocala's Choice Realty does allow household pets. Please make sure to ask if the property you are applying for accepts pets. Pet Screening Profiles are required for every applicant applying for one of our properties. Pet screening provides a risk level assessment for each pet profile. Pet fees are based on the paw score risk levels. A profile may be obtained at <https://ocalaschoicerealty.petscreening.com/>.

Regardless of prior consent, Ocala's Choice Realty reserves the right to have any pet removed from the property if it is determined that the pet poses a threat to the safety or condition of the property or any people in the property or the community.

Ocala's Choice Realty charges a pet fee each month for each of your pets. The term "pet Fee" is simply a fee you will pay for the allowance of your pet to occupy the rental unit with you. Pet fees are charged on a monthly basis and are paid with your monthly rent. The charges are as follows for each paw score risk level and non traditional pets:

Pet Processing & Lease Addendum Fee for Pets*

Pet Processing Fee	\$100 (Per Pet)
--------------------	-----------------

				
1 Paw - \$40	2 Paw - \$35	3 Paw - \$30	4 Paw - \$25	5 Paw - \$20

Pet Fee (Paid Monthly with Property Rent)

*Dogs & *Cats	Based on Paw Score
Birds (per cage) <i>Small Breeds (ie. Budgies & Finches) - Large Breeds (ie. Parrots & Cockatoos)</i>	<i>Small Breed - \$10</i> <i>Large Breed - \$25</i>
Water Filled Tanks "Fish Tanks" (Per Tank over 10 gals) Max of 40 gals	\$10 per 10 Gallons

How to Make a PetScreening Profile

In 3 Easy Steps



1. Applicants & Residents

Visit your Property's landing page:

<https://ocalaschoicerealty.petscreening.com/>

2. Select your profile type



Household Pet - As low as \$20

If you have a household pet accompanying you within your home.
Upload pet photos and input breed information, vaccination details, and behavioral history.



Assistance Animal - Free

If you have an assistance animal, support or service.
Upload pet photos and medical documentation, if required. Input breed information, vaccination details, and behavioral history.



No Pet/Animal - Free

If you do not have any pets or animals.
Affirm your property's affidavit and understand the pet policy in place.

3. Complete & Submit your profile

Ensure to renew your profile annually.

For details on general pricing, including discounted pricing and renewal pricing, visit help.petscreening.com