



Realty Masters of FL Application for Residency

4400 Bayou Blvd Ste 58-B, Pensacola, FL 32503

Phone: 850-473-3983 / Fax: 850-473-3975

Complete Online www.PensacolaRealtyMasters.com

THE FOLLOWING POLICIES HAVE BEEN ESTABLISHED TO ENSURE THAT ALL PROSPECTIVE APPLICANTS FOR A PROPERTY ARE PROCESSED BY REALTY MASTERS OF FL AND WILL BE TREATED EQUALLY AND FAIRLY. Realty Masters of FL is an Equal Opportunity Housing provider and does not discriminate based on race or color, age, religion, sex, national origin, familial status, or disability.

APPLICANTS AND APPLICATION FEE: Complete applications will be processed in the order received.

- Each person 18 years of age or older, that will reside in the property, must complete an application.
- Each applicant must provide proof of identity with a valid state issued photo ID or passport.
- There is a \$50.00 **non-refundable** application fee per applicant and a \$35.00 **non-refundable** application fee per applicant for active-duty military and spouse. Application fees are accepted in person with cash or money order only. Credit or debit card payments are accepted online only.
- Your application will not be considered without a complete and signed application for each adult over the age of 18 as well as a valid photo ID, most recent month's verifiable proof of income, an application fee for each applicant, and photos of any animals residing in the property. **INCOMPLETE APPLICATIONS, AS WELL AS APPLICATIONS WITH FALSE INFORMATION, WILL NOT BE CONSIDERED.**
- Realty Masters reserves the right to ask for additional documentation regarding income, landlord history, and any other documents or information submitted that appear to have discrepancies, false or misleading information. Failure to provide further verification or documentation will result in application denial.

CRITERIA FOR APPROVAL

The following criteria has been established for approval. **Where there are co-applicants, the owner may deny all applicants based on one or more co-applicants' failure to pass criteria.**

- 1) **Credit score, if applicable, must be 600 or higher.** A credit inquiry will be made through Equifax. Credit history must not contain judgments, history of late payments or collections within the past year. Liens and bankruptcy within the last 2 years and eviction filings and foreclosures within the last 3 years can be grounds for disqualification.
- 2) **A minimum of one (1) year residential history is required.** Rental references from relatives or friends may not be considered. Previous rental history reports from landlords must reflect timely payments, sufficient notice of intent to vacate, no complaints regarding noise or illegal activities, no unpaid NSF checks, no damage to the unit caused by either the tenant(s) or animal(s), and no outstanding monies owed to landlord. Unsatisfactory reported information is grounds for disqualification.
- 3) **Applicants' combined gross monthly income must be three (3) times the amount of the monthly rent.** Applicant must provide one month of their most recent paystubs. Self-employed applicants must provide their most recent personal tax return and three (3) months of personal bank statements. All income must be verifiable, consistent, and documented to be considered. Student loan and GI Bill income is not considered. Special income like overtime pay, bonuses, retirement benefits, bonus income, tips, child support, spousal support, and other types of income will require additional documentation and may or may not be considered. If you have received a raise that has not yet taken effect, are relocating to the area for a new job, or transferring with your current employer to the area, please provide the official signed acceptance letter with your start date and your income details on company letterhead and signed by the employer. In addition to this letter, you will need to provide your most recent one month of pay stubs from your current job. This information will be taken into consideration and is subject to owner approval.
- 4) A background check will be completed on each applicant.

PETS AND ASSISTANCE ANIMALS

- **Pets are accepted on a case-by-case basis** with owners' approval and a \$250 non-refundable pet fee per pet. It is the sole discretion of the owner to approve or deny for any reason a pet request by the tenant. The owner may request additional pet fees or pet rent at their discretion. For your pet(s) to be considered, you must complete the pet section on the application and supply current photos.
- **Due to insurance regulations, animals we cannot accept include, but are not limited to:** Doberman Pinschers, German Shepherds, Pit Bulls, Chows, Rottweilers, Siberian Huskies, Alaskan Malamutes, American Bull Terrier, American Staffordshire or Bull Terriers, English Bull Terriers, Akitas, Korean Jindos, Presa Canarias, Hybrid or Purebred Wolves, or Coyotes and Wild Dogs or any other aggressive breed or **mix of an aggressive breed**. These policies do not apply to assistance animals.

Assistance animals are welcome with proper documentation from a medical professional or reliable third party. See our Assistance Animal Policy for more information regarding assistance animals.

NON-REFUNDABLE APPLICATION FEE-Applicant(s) has paid to Landlord and/or management company herewith the sum of \$50 per adult; \$35 per adult for active-duty military and spouse as a NON-REFUNDABLE APPLICATION FEE for costs, expenses and fees associated with processing the application. If an application is not processed, we can administer a refund by request, but a \$10.00 processing fee, per applicant, will be held from the application fee refund total.

APPROVAL: Once approved, applicant must immediately sign lease. The holding fee must be paid with certified funds within 48 hours. Realty Masters does not take the property off the market until a holding fee is paid.

HOLDING FEES AND SECURITY DEPOSIT: Holding Fees are required to be paid within forty-eight hours after a completed application has been approved. Because we process applications one at a time, failure to pay this will result in your application approval being revoked. Once paid, the holding fee is NONREFUNDABLE. If Applicant has deposited a HOLDING FEE, the dwelling will be taken off the rental market. This holding fee is not a security deposit. However, it will be credited toward the required security deposit when the Lease Agreement is signed by all parties. If applicant is approved, but fails to enter into the lease within 3 days of verbal and/or written approval being communicated to applicant, the application will be denied and the application process closed with the holding fee being forfeited as stated above. If the tenant fails to take possession after the lease is signed and the lease term begins, applicant understands and agrees that the security deposit is automatically forfeited to the Landlord or Management. INITIAL #1_____#2_____

CONDITIONS OF MOVE IN

- If the property is still occupied when the lease is signed, the lease must start no later than 14 days after tenants vacate. If a property is vacant when the lease is signed, the lease must start no later than 10 days from the date the lease was signed.
- **All move in funds are to be paid in certified funds payable to Realty Masters. Holding fees, \$50 Administrative Fee, first (1st) full month's rent, and any applicable pet fees are to be paid in cashier's check or money order only.** Proof of all utilities being transferred as of the date of possession is also required before keys are provided - **NO CASH, PERSONAL CHECKS, and DEBIT OR CREDIT CARDS.** Prorated rent, if applicable, is due the first day of the following month. Tenants moving in on the 25th or later require payment of prorated rent, as well as the full first month's rent, at the time of move in.
- Applicant has read the lease and all addendums and agrees to its terms upon completing application. A copy of the Realty Masters lease can be found on our website.

CONDITIONAL APPROVALS AND EXCEPTIONS TO POLICIES

Any exceptions to our policy will need to be submitted in writing for presentation to the owner for consideration. The acceptance of a co-signer is not normal policy and is subject to approval or denial by the owner on a case-by-case basis. If a co-signer is allowed by the owner, the co-signer must also apply. **If approval is then given for such exceptions, additional holding fees, co-signers, and/or additional advance rental payments will likely be required.** Applicants denied based on screening results will be informed of the criteria involved and may dispute inaccuracies, provide mitigating circumstances, or demonstrate their ability to meet tenancy obligations.

From time to time, we encounter individuals that are not a fit for our standards of professional conduct. In these cases, we invite them to consider another property management company or landlord to serve their housing needs. We exercise the discretion and right to refund your application fee and holding fee and wish you well in your shopping for a new residence should this situation occur.

CURRENT REALTY MASTERS RESIDENTS

If you currently lease a home through Realty Masters, we will waive your application fee. However, a new application with all requested documentation must be submitted and processed. Tenants must meet all criteria set forth to qualify. A new holding fee and new pet fees, if applicable, must be paid at the time of lease signing.

VIEWING PROPERTY BEFORE RENTING AND RENTING SIGHT UNSEEN

We strongly encourage everyone to view the property prior to applying. If applicant is not in the area to view, we can work closely with a friend, co-worker, or sponsor to view the home for you. **If you choose to lease a house sight unseen, you will be required to sign a sight unseen addendum. If you are out of the area, we strongly suggest you have a representative view the home in your absence and complete neighborhood research prior to applying or entering a lease.** Any application fees, holding fees, rent, and/or pet fees are nonrefundable should you decide you do not want to move forward.

Have you viewed the home in person:	Yes ☐	No ☐
Have you read the criteria?	Yes ☐	No ☐

ACKNOWLEDGEMENT OF APPLICATION FOR RESIDENCY POLICIES

I/we understand that everyone 18 years or older that will be living at the property must complete an application and provide necessary documentation before my application can be considered complete and processed. By signing below, I/we agree that I/we have read and agree to the Application for Residency policies and attest all information presented to be true and accurate. I/we authorize my application to be processed once completed:

_____ Applicant #1 Signature	_____ Date	_____ Print Name Clearly
_____ Applicant #2 Signature	_____ Date	_____ Print Name Clearly

APPLICATION AUTHORIZATION & CONSENT FOR RELEASE OF INFORMATION

Applicants represent that all the statements and representations submitted to Realty Masters during the application process are true and complete, and hereby authorize verification of the above references and credit records. Applicant understands that an investigative consumer report including information about any character, credit history, general reputation, personal characteristics, standard of living, and all public record information including criminal records, may be made. Applicant authorizes verification of all information by Realty Masters. Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation. Applicant agrees that false, misleading, or misrepresented information may result in the application being rejected and will void the lease/rental agreement if any, and/or be grounds for immediate eviction with loss of all holding fees or security deposits if applicable, and any other penalties as provided by the lease terms if any. I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

_____ Applicant #1 Signature	_____ Date	_____ Print Name Clearly
_____ Applicant #2 Signature	_____ Date	_____ Print Name Clearly

Resident Application/Rental Requirements

The Realty Masters of Florida Resident Benefits Package (RBP) for \$11.95/month which includes liability insurance; residents have the option to opt into an upgraded RBP package that includes liability insurance, HVAC air filter delivery (for applicable properties), & on demand pest control for (\$45.00/month). By applying, Applicant agrees to be enrolled into their selected RBP Package and to pay the applicable cost of that selected RBP Package, payable with rent.

Your RBP may include, subject to property mechanicals or other limitations:

- HVAC air filter delivery directly to your door approximately every 60 days
- Liability Insurance that meets all lease requirements from an A-rated carrier
- On-Demand Pest Control that includes an innovative pest control service that provides an effective, reactive, and targeted approach to pest control
- 24/7 online maintenance reporting
- Online portal that includes access to your account, documents, communication and payment options

Liability Insurance Requirements and Options:

The Landlord requires Tenant to obtain liability coverage of at least \$100,000 in property damage and personal liability from an A- rated carrier and to maintain such coverage throughout the entire term of the lease agreement. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into the Landlord or Property Manager's Master Policy that satisfies the coverage requirements as part of the RBP; or (2) obtain alternative liability coverage from an insurer of Tenant's choice that meets the requirements set by the Landlord herein. The option Tenant chooses shall not affect whether Tenant's lease application is approved or the terms of Tenant's Lease. Tenant's election shall be determined by the actions of the Tenant as provided below:

Option 1: Master Policy (Automatic Enrollment) – If the Tenant does not provide evidence of the required insurance coverage by the Lease commencement date, Tenant has elected to be automatically enrolled into an insurance policy as part of the RBP. Coverage will begin on the effective date of Tenant's lease and continue throughout the term of the Lease. The monthly premium for the elected insurance policy is \$11.95. Please refer to the evidence of insurance that is supplied by Realty Masters of Florida for additional coverage details.

Option 2: Tenant Policy (Policy Verification Required) - Tenant has elected to find, purchase, and maintain Tenant's policy that satisfies the Landlord's coverage requirements. Tenant must provide evidence of the required insurance coverage by the Lease commencement date. The RBP Fee will be adjusted accordingly. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord.

Please be sure that your policy meets the following criteria prior to submitting:

- Policy is purchased from an A- rated carrier
- Policy meets or exceeds the required \$100,000 in property damage and personal liability
- Realty Masters of Florida is listed as additional interest
- InsuranceSupport@SecondNature.com is also listed as additional interest, if carrier allows
- Realty Masters of Florida address is listed as: PO Box 660121 Dallas, TX 75266

It is Tenant's sole responsibility to timely pay premiums directly to the Tenant's insurance provider to avoid cancellation of coverage. If the policy is canceled or lapses at any time during the term of the Lease, Tenant shall be subject to a lease violation fee of \$25 and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

Consent to Receive SMS Messages: Tenant consents to receive SMS messages (including text messages), and telephone calls (including prerecorded and artificial voice and autodialed) from the Landlord and the RBP Providers at the specific number(s) provided to the Landlord, with service-related information, account information or questions, and/or marketing information. The Tenant represents that the Tenant is permitted to receive calls and text messages at the telephone number provided to the Landlord by the Tenant. Standard message and data rates may apply. SMS messaging services may be modified from time to time, for any reason, and without notice, including the right to terminate SMS messaging with or without notice, without liability to the Tenant.

NOTE: The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a lack of HVAC or another limitation at a specific property. All services are subject to the terms and conditions of the Resident Benefits Package Lease Addendum.

Appl. #1	Appl. #2	(Please X if attached)	I/we have included the following documents with my/our application(s)
☐	☐		Copy of Photo ID
☐	☐		Most recent full month proof of income or 3-months bank statements & tax return if self-employed
☐	☐		Documented sources of any and all income to be used in consideration for approval
☐	☐		A \$50 application fee per adult (\$35 active-duty military & spouse)
☐	☐		Photos of any animals residing in the property and/or assistance animal documentation, if required

PROPERTY AND CRITERIA INFORMATION

Property Applying for:	Desired Move In Date:
Did you view the property in person? ☐ Yes ☐ No Video ☐ Yes ☐ No	Were you referred by someone?
Do you believe you meet all the criteria as outlined? ☐ Yes ☐ No Explain:	

CO-APPLICANTS - ALL ADULTS OVER THE AGE OF 18 MUST COMPLETE APPLICATION AND SUBMIT DOCUMENTS

Are you applying with other occupants? ☐ Yes ☐ No If yes, complete:	Name:
Name:	Name:
Name:	Name:

CHILDREN OCCUPYING THE PREMISES FOR ALL OCCUPANTS

Total number of children living with you under age of 18?	<i>*Children living at home above the age of 18 will need to apply.</i>		
Name:	Date of Birth:	Name:	Date of Birth:
Name:	Date of Birth:	Name:	Date of Birth:
Name:	Date of Birth:	Name:	Date of Birth:

APPLICANT 1 INFORMATION -Must supply copy of driver's license

Applicant Name :	Alias or Maiden Name:
Date of Birth:	Social Security #:
Driver's License #:	State: Expires:
Best Phone #:	E-mail:
Auto Year: Make: Model:	State/License plate #:

RESIDENCY INFORMATION – Must provide landlord contact info if applicable

Current Address:	City, State, Zip:
Do you: ☐ Rent ☐ Own Since when?	Current Rent: \$
Landlords Name: Phone #	Email:
Reason for leaving:	How long at this address?
Have you given notice to vacate? ☐ Yes ☐ No	Move out date:
Do you have renter's insurance? ☐ Yes ☐ No	If No, will you get renter's insurance? ☐ Yes ☐ No

PREVIOUS RESIDENCY INFORMATION

Previous Address:	City, State, Zip:
Landlords Name: Phone #	Email:
How long at this address?	Reason for leaving:

CREDIT INFORMATION – Each applicant must have credit score at 600 or higher

Will your credit score be above the acceptable minimum score of 600? ☐ Yes ☐ No ☐ Unsure
If no, please explain:

INCOME INFORMATION –Must provide 1 month's proof of income or tax return & 3 months bank statements

Are you self-employed? Explain:		
Employer:	How long at job?	Phone #
Monthly Income: \$	Position:	Other Income: \$

Explain any other income:	
What is your total household monthly income?	Does it equal 3x monthly rent? Δ Yes Δ No
Do you have a checking account? Δ Yes Δ No	Average monthly balance:
Previous Employer: How long at job?	Phone #:
If Military , are you authorized to live off base? Δ Yes Δ No	If Military , what type of orders do you have? Δ PCS Δ TDY

REFERENCES & EMERGENCY CONTACT	
Personal Reference Name:	Address:
Relationship to you:	Phone #:
Emergency Contact Name:	Address:
Relationship to you:	Phone #:

APPLICANT 1, PLEASE ANSWER THE FOLLOWING	
Have you ever had an eviction? Δ Yes Δ No When?	Have you had a foreclosure? Δ Yes Δ No When?
Have you ever willfully and intentionally refused to pay any rent when due? Δ Yes Δ No Explain:	
Have you ever been served with a notice of non-compliance? Δ Yes Δ No Explain:	
Do you owe any landlords outstanding balances? Δ Yes Δ No Explain:	
Have you ever filed a petition of bankruptcy? Δ Yes Δ No If yes, when and what type?	
Do you plan to run a business in the residence? Δ Yes Δ No Please explain:	
Have you or any members of your household ever been convicted of, plead guilty or no contest to, any felony criminal offense or had any felony criminal offense other than a traffic infraction with a disposition other than by acquittal or a finding of not guilty? Δ Yes Δ No Have you or any members of your household ever been convicted of, plead guilty or no contest to, a felony for manufacturing, selling, and/or distributing drugs, causing bodily harm to another, or property crimes including but not limited to arson or property damage within the past seven (7) years? Δ Yes Δ No Have you or any members of your household ever been convicted of, plead guilty or no contest to a sexual related offense or are a registered sex offender? Δ Yes Δ No If yes to any of the foregoing, please provide written details for each conviction showing what court in which the plea or verdict was entered and include the charges you were convicted of, pled guilty or no contest to, the date of such conviction, and describe the punishment given. _____ _____	
Are you currently on probation or parole? Δ Yes Δ No Please provide written details for any additional information or explanation as to the circumstance surrounding such conviction or efforts of rehabilitation, if applicable, that you want to provide. Failure to provide the written specifics will result in your application being incomplete and therefore, will not be processed. _____ _____	

APPLICANT #1 PET INFORMATION– photos must be provided of each pet					
Do you have pets? Δ Yes Δ No			Total number of pets in your household?		
Type:	Breed:	Color:	Name:	Age:	Weight:
Type:	Breed:	Color:	Name:	Age:	Weight:
Type:	Breed:	Color:	Name:	Age:	Weight:
Type:	Breed:	Color:	Name:	Age:	Weight:
Are your pets registered with the city/ county? Δ Yes Δ No			Are your pets up to date on vaccines? Δ Yes Δ No		
Have your pet(s) displayed aggressive behaviors or been involved in any biting incident? Δ Yes Δ No			Are your pets housetrained? Δ Yes Δ No		
ASSISTANCE ANIMAL APPLICANT #1					
Do you have a service or emotional support animal? Δ Yes Δ No If yes, Δ Service Animal Δ Emotional Support Animal					
Type:	Breed:	Color:	Name:	Age:	Weight:
Type:	Breed:	Color:	Name:	Age:	Weight:
If yes , do you have a letter from a medical professional or reliable third party to provide with application? Δ Yes Δ No					

APPLICANT 2 INFORMATION - Must supply copy of driver's license	
Applicant Name:	Alias or Maiden Name:
Date of Birth:	Social Security #:
Driver's License #:	State: Expires:
Best Phone #:	E-mail:
Auto Year: Make: Model:	State/License plate #:

CURRENT RESIDENCY INFORMATION - Must provide landlord contact info if applicable	
Current Address:	City, State, Zip:
Do you: ☐ Rent ☐ Own Since when?	Current Rent \$
Landlords Name: Phone #:	Email:
Reason for leaving:	How long at this address?
Have you given notice to vacate? ☐ Yes ☐ No	Move out date:
Do you have renter's insurance? ☐ Yes ☐ No	If No, will you get renters insurance? ☐ Yes ☐ No

PREVIOUS RESIDENCY INFORMATION	
Previous Address:	City, State, Zip:
Landlords Name: Phone #	Email:
How long at this address?	Reason for leaving:

INCOME INFORMATION – Must provide 1 month's proof of income or tax return & 3 months bank statements		
Present Employer:	How long at job?	Phone #:
Monthly Income: \$	Position:	Other Income: \$
Are you self-employed? Explain:		
Explain any other income:		
What is your total household monthly income?	Does it equal 3x monthly rent? ☐ Yes ☐ No	
Do you have a checking account? ☐ Yes ☐ No	Average monthly balance:	
Previous Employer	How long at job?	Phone #:
If Military, are you authorized to live off base? ☐ Yes ☐ No	If Military, what type of orders do you have? ☐ PCS ☐ TDY	

CREDIT INFORMATION – Each applicant must have credit score at 600 or higher to be approved
Will your credit score be above the acceptable minimum score of 600? ☐ Yes ☐ No ☐ Unsure
If no, please explain:

REFERENCES & EMERGENCY CONTACT	
Personal Reference Name:	Address::
Relationship to you:	Phone #:
Emergency Contact Name:	Address:
Relationship to you:	Phone #:

APPLICANT 2, PLEASE ANSWER THE FOLLOWING	
Have you ever had an eviction? ☐ Yes ☐ No When?	Have you had a foreclosure? ☐ Yes ☐ No When?
Have you ever willfully and intentionally refused to pay rent when due? ☐ Yes ☐ No Explain:	
Have you ever been served with a notice of non-compliance? ☐ Yes ☐ No Explain:	
Do you owe any landlords outstanding balances? ☐ Yes ☐ No Explain:	
Have you ever filed a petition of bankruptcy? ☐ Yes ☐ No If yes, when and what type?	
Do you plan to run a business in the residence? ☐ Yes ☐ No Please explain:	

Have you or any members of your household ever been convicted of, plead guilty or no contest to, any felony criminal offense or had any felony criminal offense other than a traffic infraction with a disposition other than by acquittal or a finding of not guilty?

Δ Yes Δ No

Have you or any members of your household ever been convicted of, plead guilty or no contest to, a felony for manufacturing, selling, and/or distributing drugs, causing bodily harm to another, or property crimes including but not limited to arson or property damage within the past seven (7) years? **Δ Yes Δ No**

Have you or any members of your household ever been convicted of, plead guilty or no contest to a sexual related offense or are a registered sex offender? **Δ Yes Δ No**

If yes to any of the foregoing, please provide written details for each conviction showing what court in which the plea or verdict was entered and include the charges you were convicted of, pled guilty or no contest to, the date of such conviction, and describe the punishment given. _____

Are you currently on probation or parole? **Δ Yes Δ No** Please provide written details for any additional information or explanation as to the circumstance surrounding such conviction or efforts of rehabilitation, if applicable, that you want to provide. Failure to provide the written specifics will result in your application being incomplete and therefore, will not be processed.

PET INFORMATION APPLICANT #2– photos must be provided of each pet

Do you have pets? **Δ Yes Δ No**

Total number of pets in your household?

Type: Breed: Color:

Name: Age: Weight:

Type: Breed: Color:

Name: Age: Weight:

Type: Breed: Color:

Name: Age: Weight:

Are your pets registered with the city/ county? **Δ Yes Δ No**

Are your pets up to date on vaccines? **Δ Yes Δ No**

Have your pet(s) displayed aggressive behavior or been involved in any biting incident? **Δ Yes Δ No**

Are your pets housetrained? **Δ Yes Δ No**

ASSISTANCE ANIMAL APPLICANT #2

Do you have a service or emotional support animal? **Δ Yes Δ No** If yes, **Δ Service Animal Δ Emotional Support Animal**

Type Breed Color Name Age Weight

Type Breed Color Name Age Weight

If yes, do you have a letter from a medical professional or reliable third party to provide with application? **Δ Yes Δ No**