



Rental Criteria

- All adults applicants (over 18) must submit a fully completed application.
- A non-refundable application fee will be required of \$50 per household.
- Everyone over 18 must pass Criminal background check.
- No felony convictions, no misdemeanor crimes involving violence, assault, battery, drugs, firearms with in the last 7 years.
- Positive landlord reference – the following will be looked at NSF's, late payments, respect to community rules, failure to leave property clean and without damage, noise complaints or violations, or disturbances including illegal activities.
- Applicants must have a combined gross monthly household income of at least three times the monthly rent; using \$1,000 for 3 beds, and \$1,100 for 4 beds.
- Self-employed applicants will be required to produce 1 year of tax returns or 1099's.
- No business can be conducted out of the home.
- Number of occupants in household; 3 beds no more than 6, 4 beds no more than 8.
- Pets in household; certain kind of pets are not allowed by the HOA and certain owners do not allow any type of pets.
- Commercial vehicles or any vehicles with writing on them are not allowed.
- Only 2 vehicles per household.
- Credit check will be done on anyone over 18.
- Credit score will be looked at; 620 or above, debt to income ratio, any collections with housing or utilities.

Marilyn Luehrs- Owner/Broker of Heritage Park Realty - marilyn@heritageparkrealty.com

Dan Luehrs- Owner/Manager of Maintenance

Sam Eckerson- Sale Associate - sam@heritageparkrealty.com

Macy Billa- Bookkeeper

Brenda L. Nieves- Executive Assistant – brenda@heritageparkrealty.com

2089 Heritage Key Blvd, Kissimmee, FL 34744 • www.heritageparkrealty.com
Office – 407-944-0702 • Marilyn – 952.239.9193 • Sam – 952.237.1623 / 407-501-5410



**Heritage Park
REALTY**

"Where Legacies Are Made"

RENTAL APPLICATION FORM

Legal Name: Last _____ First _____ Middle _____

Current Address _____ City _____ State _____ Zip _____

Former Address _____ City _____ State _____ Zip _____

Email Address _____

Phone# _____ Birth Date _____

Driver's License# _____ Social Security Number _____

Auto #1 Make & Year _____ Color _____ License Plate # _____

Auto #2 Make & Year _____ Color _____ License Plate # _____

Do you have any commercial vehicles in the household or any vehicle with lettering? _____

Current Landlord/Mortgage Holder _____ Phone# _____

Landlord Address _____ Dates of Occupancy _____

Rental Rate/Mortgage Payment _____ Reason for Moving _____

Previous Landlord _____ Phone# _____

Landlord Address _____ Dates of Occupancy _____

Rental Rate/Mortgage Payment _____ Reason for Moving _____

Have you ever been evicted? _____ Foreclosed upon? _____ If yes, explain why _____

Employer _____ Supervisor _____

Address _____ Dates of Employment _____

Phone# _____ Job Title _____ Full/Part Time _____ Monthly Gross Income _____

Additional Monthly Income _____ Source _____

Previous Employer _____ Job Title _____

Dates of Employment _____ Phone# _____

Emergency Contact Name _____ Phone# _____

Complete Address _____ Relationship _____

Please list 3 relatives/references that will not be living with you:

Name _____ Relationship _____ Address _____ City/State _____ Phone# _____

Do you have any pets? _____ If yes, what and if a dog, what breed? _____

Have you or anyone else in the household rented in this community before or from Heritage Park Realty before? _____,

IF yes, what unit address _____ ? or from what Owner? _____

Names of ALL other people that will be occupying the apartment: 3bed - 6 person limit, 4bed - 8 person limit.

1. _____ SS# _____ DOB _____ Relationship _____

2. _____ SS# _____ DOB _____ Relationship _____

3. _____ SS# _____ DOB _____ Relationship _____

4. _____ SS# _____ DOB _____ Relationship _____



**Heritage Park
REALTY**

"Where Legacies Are Made"

Applicant represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. 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 as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and or Management Company. Applicant has the right to make a written request within a reasonable period of time to receive additional information about the nature and scope of this investigation. **NON REFUNDABLE APPLICATION FEE--** Applicant(s) has paid to Landlord and/or Management Company herewith the sum of \$50.00 as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **HOME DEPOSIT AGREEMENT--** When applicant has deposited a **"HOME SECURITY DEPOSIT"** Of 1 months rent and has signed a lease the dwelling will be taken off the market. If applicant fails to enter into the lease agreement and take possession after lease signing, the **FULL "HOME 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. Keys will be furnished on lease commencement date and when all rental documents have been properly executed by all parties. 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 hereby authorize **HERITAGE PARK REALTY, LLC** (any of the staff) to perform a credit check (on all persons 18 years of age or older), a landlord check, a criminal background check, and an employment verification AS THE OWNER MAY DECIDE TO DO. Any falsification of the information can be grounds for denial and/or terms of lease. I agree to provide a copy of my driver's license/state identification card upon application. If an apartment has been assigned with an agreed upon move-in date and the applicant cancels, the deposit will be forfeited. All applications are subject to Management approval.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED		SECURITY DEPOSIT	\$ _____	OFFICE USE ONLY
_____		PET FEE	\$ _____	
Print Name	_____	CREDIT CHECK FEE	\$ _____	COMMUNITY _____
	_____	PAID WITH APPLICATION	\$ _____	UNIT. # _____
Applicant Signature	Date	BALANCE OF DEPOSIT DUE	\$ _____	RENT _____
		FIRST MONTH'S RENT	\$ _____	UNIT.TYPE _____
		TOTAL DUE BEFORE MOVE-IN	\$ _____	TERM OF LEASE _____
		RECEIVED BY: _____	\$ _____	MOVE-IN DATE _____
		APPROVED BY: _____	\$ _____	CREDIT REPORT _____
				PHOTO I.D. _____

Home Phone # _____ Work # _____ Mobile # _____

How did you hear about us? _____



**Heritage Park
REALTY**

"Where Legacies Are Made"

Drug/Crime Free Addendum

In consideration of the execution or renewal of the lease, Owner, Management and Resident agree as follows:

1. Resident, any member of the Residents household, or a guest or other person under the Residents control shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, transportation, storage, use or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance including, but not limited to marijuana or cocaine and /or any illegal drug paraphernalia.
2. Resident, any member of the Residents household or guest or other person under the Residents control shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, on, near or within sight of the premises.
3. Resident or member of the household will not permit the dwelling unit inside or out to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity a member of the household or a guest.
4. Resident or member of the household will not engage in the manufacture, sale, storage, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.
5. Resident, any member of the household, or a guest or other person under Residents control shall not engage in any illegal activity including, but not limited to prostitution, public drunkenness, lewd behavior, trespass by your guests. If they have previously received a trespass warning, dangerous operation of a motor vehicle in the premises, disorderly conduct, street gang activity, battery, assault, discharging weapons, acts of violence or threats of violence, sexual crimes on or off the premises, or any breach of the lease agreement that otherwise jeopardizes the safety or welfare or any persons.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and material noncompliance with the Rental Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION, but shall be a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.

RESIDENTS INITIALS; (_____) (_____) (_____)