



L Cramer & Associates, Inc.
Property Management

Credit & Criminal X

Criminal Only X

Deposit Taken _____

Pay Stubs rec. _____

Lease Appt. _____

Tenant Application

Date: _____ Rental Address: _____

Move-in Date: _____ City _____

Rental Amount: _____

Builder: _____

If an applicant commits to a rental or lease option property and then changes their mind for any reason then all fees paid are non-refundable. There is a **\$35.00** non-refundable application fee for a nationwide credit and criminal background check of each adult applicant; **\$35.00** fee for a criminal background check to be run on every adult occupant over the age of 21; **\$100.00** for a corporate applicant. If you provide a credit report less than 30 days old the fee is only **\$35.00** per applicant. There is a **\$50.00** lease preparation fee as all leases must be prepared by an attorney. If you are doing a **LEASE OPTION CONTRACT** the contract preparation fee is **\$100**. Pet fees are **\$250.00** per pet and are non-refundable. If you move into one of our rental properties there is a one-time charge of **\$35.00** to cover the administrative work involved in your lease payable at lease signing. If you are interested in securing a particular property there is a **\$250.00 non-refundable fee** that will secure the property for **TWO** weeks. If you are interested in securing a **LEASE OPTION** property there is a **\$500.00 non-refundable fee** to secure the property. This money will be applied toward your first month's rental amount. If for some reason an applicant is not approved for one of our rental properties the only fee obligation is the credit and criminal background fee for each applicant. . **Forms of payment accepted: Cash, Travels Checks, Money Order, ACH Electronic Transfer (4 Business days prior to move-in) or Credit Cards accepted.** Personal checks will not be accepted for move-in fees unless they are given 5-7 business days in advance. In order to obtain one of our homes you must have one month rent and one month's applicable security deposit along with all other applicable fees upon the date of move-in. A \$250.00 deposit will hold the property for two weeks and one month's rent will hold it for one month.

_____ **I understand that all deposits paid are non-refundable deposits.**

PLEASE PRINT ALL INFORMATION
Applicant Information

Full Name: _____ SSN: _____

Date of Birth: _____

Present Address: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Email: _____

Employer Name and Address:

_____ Monthly Net Income: \$ _____

How Long? _____ Position: _____

Work Phone _____ Supervisor _____

Additional Comments: _____

Nearest Relative Not Living With You:

Name: _____ Phone: _____

Address: _____

Personal Friend Not Living With You:

Name: _____ Phone: _____

Address: _____

Current Landlord's Name and Address: _____ Phone:

_____ Current Monthly Rent: \$ _____

Previous Landlord's Name and Address

(If Applicable): _____

Co-Applicant Information

Full Name: _____ SSN: _____

Date of Birth: _____

Present Address: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Email: _____

Employer Name and Address: _____

_____ Monthly Net Income: \$ _____

How long? _____ Position: _____

Work Phone _____ Supervisor _____

Additional Comments: _____

Nearest Relative Not Living With You:

Name: _____ Phone: _____

Address: _____

Current Landlord's Name and Address: _____

Phone: _____ Current Monthly Rent: \$ _____

Previous Landlord's Name and Address (If

Applicable): _____

Persons to occupy dwelling:

AGE

SEX

SSN

BIRTHDATE

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Pets: Yes ___ No ___ Type: _____ Breed: _____ Weight: _____

Type: _____ Breed: _____ Weight: _____

Type: _____ Breed: _____ Weight: _____

Vehicle(s)

Make: _____ Model: _____ Year: _____ Color: _____ State: _____ Tag: _____

Make: _____ Model: _____ Year: _____ Color: _____ State: _____ Tag: _____

Make: _____ Model: _____ Year: _____ Color: _____ State: _____ Tag: _____

Make: _____ Model: _____ Year: _____ Color: _____ State: _____ Tag: _____

Make: _____ Model: _____ Year: _____ Color: _____ State: _____ Tag: _____

Have you ever been evicted before? Applicant: Yes___ No___

Co-Applicant: Yes___ No___

Have you ever intentionally refused to pay rent when due? Applicant: Yes___ No___

Co-Applicant: Yes___ No___

Have you ever been arrested for or convicted of a felony? Applicant: Yes___ No___

Co-Applicant: Yes___ No___

Applicant's Initials (_____) Co-Applicant's Initials (_____)

Contract to Lease

I (WE) DO HEREBY MAKE APPLICATION FOR OCCUPANCY OF THE RENTAL UNIT INDICATED UNDER THE FOLLOWING TERMS:

RENT: THE RENT (IF PAID ON TIME) SHALL BE \$_____ PER MONTH. (ON TIME MEANS BY 5:00 PM ON THE DATE DUE, OTHERWISE THE RENT IS \$50.00 HIGHER.)

ASSOCIATION APPROVAL: Where applicable, this contract is subject to and contingent upon the tenant applicant(s) being approved by the condominium / homeowner's association. The prospective tenant agrees to pay any and all non-refundable application fees required by the condominium / homeowners association and to make application for association approval within 3 days of the effective date of this contract. Occupancy will not be permitted prior to association approval. In the event the prospective tenant(s) are not approved by the association and / or L. Cramer and Associates, Inc. Property Management & Realty Company this contract will terminate and any rent and/or security deposits paid will be refunded to the prospective tenant(s). Refunds are subject to applicant's funds having cleared our bank account. The non-refundable application fee(s) are not refundable under any circumstance.

AUTHORIZATION: I (we) affirm that the information provided in this tenant application is true and correct. I (we) agree that L. Cramer and Associates, Inc. Property Management & Realty Company may terminate any agreement entered into, including the lease agreement, due to any misstatement made in this application. I (we) agree and affirm that L. Cramer & Associates, Inc. Property Management & Realty Company may seek information from all persons and/or firms named by us in this tenant application. I (we) further authorized L. Cramer and Associates, Inc. Property Management & Realty Company to obtain my (our) credit reports and criminal background check from any authorized agency. I (we) agree that acceptance of this application is contingent upon a credit and criminal background check and any other verifications satisfactory to L. Cramer and Associates, Inc Property Management & Realty Company.

FAILURE TO PERFORM: I (we) agree to enter into a lease agreement for the rental property listed previously. I (we) agree that I (we) have toured, previewed and seen the rental property or the model home being applied for and that I (we) accept it in "AS IS" condition unless otherwise noted.

If I (we) refuse to enter into the lease within 48 hours of approval notification (or to make other arrangements with L. Cramer and Associates, Inc. Property Management & Realty Company); and/or if I (we) fail to take occupancy of the premises then L. Cramer and Associates, Inc. Property Management & Realty Company may lease the property to another party and any and all money paid shall be forfeited by the prospective tenants and retained by L. Cramer and Associates, Inc. Property Management & Realty Company as damages.

RENTAL PROCESS AND APPLICATION PROCEDURE: I (we) hereby acknowledge that L. Cramer and Associates, Inc. Property Management & Realty Company has provided a booklet titled "Resident Handbook" and that I (we) understand and agree to the terms of this application. I (we) have read this entire application and acknowledge such by signing or initialing each page and that realtor has initialed each page.

APPLICANT SIGNATURE

DATE

CO-APPLICANT SIGNATURE

DATE

LEASING CONSULTANT

DATE

L. Cramer and Associates Property Management
4519 SE 16th PL Unit #105, Cape Coral, Florida 33904

Office hours: Monday-Friday 9:00am to 5:00pm
Saturday 10:00am to 2:00pm and Sunday Closed

239-540-3478 office 239-540-3568 fax 866-540-3478 toll free

Web site: www.lisatheleaser.net

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