



“Lisa The Leaser”



Credit & Criminal _____

Deposit Taken Date _____
Pay Stubs rec. _____

Criminal Only _____

Lease Signing Appt Date. _____

Tenant Application

Today’s Date: _____ Rental Address: _____

Move-in Date: _____ City: _____

Rental Amount: _____

PLEASE PRINT ALL INFORMATION

APPLICANT/TENANT NUMBER 1 (who will pay rent and or sign the lease contract)

Full Name: _____ SSN: _____

Date of Birth: _____ Drivers License #: _____

If You Have No SSN#, or No Drivers License #, we need other form of ID #, like Passport #, Travel Visa#, ID Card#

Type of ID and ID number: _____

Present Address: _____ State: _____ Zip Code: _____

Previous Address: _____ State: _____ Zip Code: _____

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

Email Address: _____

Current Employer Name and Address: _____

Monthly Net (after taxes-take home pay) Work Income: \$ _____

How Long Been Employed? _____ Your Current Position: _____

Other Forms Of Income Please List: _____ Monthly Amount \$ _____

Other Forms Of Income Please List: _____ Monthly Amount \$ _____

Other Forms Of Income Please List: _____ Monthly Amount \$ _____

Your Work Phone: _____ Your Supervisor’s Name: _____

Additional Comments: _____

Nearest Relative Not Living With You:

Name: _____ Relationship: _____ Phone: _____

Address: _____ State: _____ Zip Code: _____

Personal Friend Not Living With You:

Name: _____ Phone: _____
Address: _____ State: _____ Zip Code: _____

Current Landlord's Full Name: _____

Current Landlords Address: _____

Phone: _____ Current Monthly Rent: \$ _____

Previous Landlord's Name & Address: _____

APPLICANT/TENANT NUMBER 2 Co-Applicant (who will pay rent and or sign the lease contract)

Full Name: _____ SSN: _____

Date of Birth: _____ Drivers License #: _____

If You Have No SSN#, or No Drivers License #, we need other form of ID #, like Passport #, Travel Visa#, ID Card#

Type of ID and ID number: _____

Present Address: _____ State: _____ Zip Code: _____

Previous Address: _____ State: _____ Zip Code: _____

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

Email Address: _____

Current Employer Name and Address: _____

Monthly Net (after taxes-take home pay) Work Income: \$ _____

How Long Been Employed? _____ Your Current Position: _____

Other Forms Of Income Please List: _____ Monthly Amount \$ _____

Other Forms Of Income Please List: _____ Monthly Amount \$ _____

Other Forms Of Income Please List: _____ Monthly Amount \$ _____

Your Work Phone: _____ Your Supervisor's Name: _____

Additional Comments: _____

Nearest Relative Not Living With You:

Name: _____ Relationship: _____ Phone: _____

Address: _____ State: _____ Zip Code: _____

Personal Friend Not Living With You:

Name: _____ Phone: _____

Address: _____ State: _____ Zip Code: _____

Current Landlord's Full Name: _____

Current Landlords Address: _____

Phone: _____ Current Monthly Rent: \$ _____

Previous Landlord's Name & Address: _____

Persons to occupy dwelling:	<u>AGE</u>	<u>SEX</u>	<u>SSN</u>	<u>BIRTHDATE</u>
Name: _____	_____	_____	_____	_____
Name: _____	_____	_____	_____	_____
Name: _____	_____	_____	_____	_____
Name: _____	_____	_____	_____	_____
Name: _____	_____	_____	_____	_____

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

Local Vets name & phone #: _____

Have your pets been vaccinated: yes _____ no _____

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/Tenant #1 Yes ___ No ___

If Yes, Explain _____

Applicant/Tenant #2(Co-Applicant): Yes ___ No ___

If Yes, Explain _____

Have you ever intentionally refused to pay rent? Applicant/Tenant #1 Yes ___ No ___

If yes, explain _____

Applicant/Tenant #2 (Co-Applicant): Yes ___ No ___

If Yes, Explain _____

Have you ever been arrested for or convicted of a felony? Applicant/Tenant #1: Yes ___ No ___

If Yes, Explain _____

Applicant/Tenant #2 (Co-Applicant): Yes ___ No ___

If Yes, Explain _____

Applicant/ Tenant #1 Initials (_____) Applicant/Tenant #2 (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, "Lisa The Leaser" 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. Any non-refundable application fee(s) used during the approval process will NOT BE refunded 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 "Lisa The Leaser", 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 "Lisa The Leaser", 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 "Lisa The Leaser" 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 "Lisa The Leaser".

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, viewed online this rental property 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 "Lisa The Leaser"); and/or if I (we) fail to take occupancy of the premises then L.

Cramer and Associates, Inc. Property Management “Lisa The Leaser” may hold I (we) responsible for all original terms in the lease contract and or 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 “Lisa The Leaser”.

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.

If an applicant commits to a rental property and then changes their mind for any reason then all fees paid are non-refundable.

\$50.00 Credit/Criminal Background Check For anyone Over 18 (EACH ADULT APPLICANT)

\$50.00 ATTORNEY LEASE PREPARATION FEE

\$250.00 NON REFUNDABLE PET FEE-PER PET

A \$250.00 fee will hold the property for two weeks, and one month’s rent will hold this rental for one month “with the present owner consent only.”

This money will be applied toward your move-in funds needed.

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, Credit Card Gift Cards, 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 10 business days in advance. In order to obtain one of our rental units 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.

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

_____ APPLICANT/TENANT #1 SIGNATURE	_____ DATE
_____ APPLICANT/TENANT #1 (CO-APPLICANT) SIGNATURE	_____ DATE
_____ LEASING CONSULTANT	_____ DATE

“Lisa The Leaser”

L. Cramer & Associates Property Management

4519 SE 16th PL Unit #105, Cape Coral, Florida 33904

Office hours: Monday-Tuesday 9:00am to 5:30pm

Wednesday-Friday 9:00am to 6:00pm

Saturday 9:00am to 4:00pm and Sunday Closed

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

www.lisatheleaser.net

Follow “Lisa The Leaser” on Twitter, Face book and YouTube