

**Michelle Mangen**

4226 Wilmette Place

Sarasota, FL 34233

**P: (920) 389-1376 F: (866) 518-8425**

**TO BE COMPLETED BY LEASING AGENT**

BUILDING ADDRESS: 180 Rickers Bay Road MONTHLY RENT: \$1,195.00

MOVE-IN DATE: \_\_\_\_\_ LEASE DATES: \_\_\_\_\_ THRU \_\_\_\_\_

INCLUDED WITH RENT: Water, Cable & Internet SECURITY DEPOSIT: \$ 700.00

PARKING: two outdoor spots (end to end) in driveway ANY PETS: \_\_\_\_\_

HOW DID YOU HEAR ABOUT THIS PROPERTY?: \_\_\_\_\_ PET DEPOSIT? \_\_\_\_\_

SPECIAL CONDITIONS/PROMISES TO REPAIR: \_\_\_\_\_

**NON REFUNDABLE CREDIT REPORTING FEE: \$20.00 PER PERSON OVER THE AGE OF 18  
PROOF OF INCOME IS REQUIRED. (SEE REVERSE FOR DETAILS)**

**APPLICANT INFORMATION- Each Applicant over 18 years of age must submit a separate application**

FULL NAME: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

(LAST) (FIRST) (MIDDLE) HOME #: \_\_\_\_\_ WORK #: \_\_\_\_\_ CELL/MOBILE #: \_\_\_\_\_

SOCIAL SEC. #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ FULL TIME STUDENT? YES NO

OTHERS WHO WILL RESIDE WITH YOU:

FULL NAME: \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_\_

(LAST) (FIRST) (MIDDLE) FULL NAME: \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_\_

(LAST) (FIRST) (MIDDLE) FULL NAME: \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_\_

(LAST) (FIRST) (MIDDLE) FULL NAME: \_\_\_\_\_ DATE OF BIRTH: \_\_\_\_\_

PRESENT ADDRESS: \_\_\_\_\_

(STREET) (CITY) (STATE) (ZIP) LANDLORD NAME: \_\_\_\_\_ LANDLORD ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_ FAX #: \_\_\_\_\_ DATES THERE: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PROPER NOTICE GIVEN? YES NO RENT AMOUNT: \$ \_\_\_\_\_ REASON FOR LEAVING: \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_

(IF LESS THAN THREE YEARS AT PRESENT ADDRESS) (STREET) (CITY) (STATE) (ZIP) LANDLORD NAME: \_\_\_\_\_ LANDLORD ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_ FAX #: \_\_\_\_\_ DATES THERE: \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

PROPER NOTICE GIVEN? YES NO RENT AMOUNT: \$ \_\_\_\_\_ REASON FOR LEAVING: \_\_\_\_\_

PRESENT EMPLOYER: \_\_\_\_\_ PHONE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

(STREET) (CITY) (STATE) (ZIP) DATES THERE: \_\_\_\_\_ POSITION: \_\_\_\_\_ GROSS MONTHLY INCOME: \$ \_\_\_\_\_

FROM TO

PREVIOUS EMPLOYER: \_\_\_\_\_ PHONE #: \_\_\_\_\_

(IF LESS THAN THREE YEARS AT CURRENT EMPLOYER) ADDRESS: \_\_\_\_\_

(STREET) (CITY) (STATE) (ZIP) DATES THERE: \_\_\_\_\_ POSITION: \_\_\_\_\_ GROSS MONTHLY INCOME: \$ \_\_\_\_\_

FROM TO

OTHER INCOME SOURCE: \_\_\_\_\_ AMOUNT PER MONTH: \$ \_\_\_\_\_

NAME OF EMERGENCY CONTACT (NEAREST RELATIVE): \_\_\_\_\_ RELATION: \_\_\_\_\_

HOME #: \_\_\_\_\_ WORK #: \_\_\_\_\_ CELL/MOBILE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
(STREET) (CITY) (STATE) (ZIP)

NAME OF EMERGENCY CONTACT (NON-RELATIVE): \_\_\_\_\_ RELATION: \_\_\_\_\_

HOME #: \_\_\_\_\_ WORK #: \_\_\_\_\_ CELL/MOBILE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
(STREET) (CITY) (STATE) (ZIP)

VEHICLE INFORMATION: \_\_\_\_\_

LICENSE PLATE #: \_\_\_\_\_ STATE: \_\_\_\_\_ DRIVER'S LICENSE #: \_\_\_\_\_  
(YEAR) (MAKE) (MODEL) (COLOR)

NAME OF FINANCIAL INSTITUTION: \_\_\_\_\_

BRANCH LOCATION: \_\_\_\_\_  
(STREET) (CITY) (STATE)

**HAVE YOU EVER:** YES NO

BEEN CONVICTED OF A CRIME?  YES  NO

FILED FOR BANKRUPTCY?  YES  NO

BEEN TAKEN TO COURT BY A LANDLORD?  YES  NO

BEEN EVICTED FROM TENANCY?  
IF SO, WHEN? \_\_\_\_\_  YES  NO

WILLFULLY OR INTENTIONALLY  
REFUSED TO PAY RENT?  YES  NO

**OFFICE USE ONLY:**  
CODE: A R - C L E I O  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OTHER: \_\_\_\_\_

IF YOU RESPONDED "YES" TO ANY OF THE ABOVE PLEASE EXPLAIN CIRCUMSTANCES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RESIDENT QUALIFICATION CRITERIA**

Please review our criteria. If you feel you meet the criteria, please apply. Please note that we provide equal housing opportunity; we do not discriminate on the basis of race, color, region, sex, handicap, national origin, familial status, marital status, sexual orientation, lawful source of income, age, or ancestry.

**APPLICATION:** We must receive one completed rental application for each adult (18 years of age) who will be residing in the apartment. If the completed application contains any omissions (not satisfactorily explained), it will not be processed.

**DRUG / FELONY / CONVICTION RECORDS:** We reserve the right to check for drug-related offenses, felony convictions, etc. Your application could also be denied if you have been convicted for any type of crime, including manufacture or distribution of controlled substances, that would be considered a serious threat to real property or to the other resident's peaceful enjoyment of the premises.

**OCCUPANCY STANDARDS:** Not to exceed two occupants per bedroom or current HUD occupancy standards.

**PERSONAL IDENTIFICATION:** We require two forms of identification. A photo ID and one other type of ID to be presented with your completed application and at the time of lease signing.

**CREDIT HISTORY:** We use an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as our bill payment history, the number and type of accounts that you have, late payments, collection actions, outstanding debt and the age of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations. Based on your credit score, your application will either be accepted, accepted on the condition of a co-signer or possibly an additional security deposit or denied. If your application is denied you will be given the name and address and telephone number of the consumer reporting agency which provided your consumer information to us.

**INCOME & EMPLOYMENT VERIFICATION:** To qualify, your income must equal at least three times the monthly rental amount. Consideration will be given to outstanding debt. A MINIMUM of one year of history must be provided. Proof of income is required. Examples may include: Paycheck stub dated within last thirty days, copy of most recent year's tax return, financial aid information, etc.

**LANDLORD REFERENCES:** Your current and previous landlords will be contacted to verify your tenancy, timeliness of rent payments, and other tenancy related issues for a period of at least one and possibly two years. If you have been evicted, your application will be rejected. It is your responsibility to provide us with the information necessary to contact your previous landlords.

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**PLEASE READ CAREFULLY: APPLICATION MUST BE SIGNED**

I pledge that the information stated in this application for occupancy is true and correct to the best of my knowledge. I hereby grant my permission to New Land Enterprises, LLP and its agents to verify any and all information stated on this application. I also understand that if any information is misrepresented on this application, I will be declined or my lease could be terminated.

A **\$20.00** NON-REFUNDABLE credit-reporting fee has been submitted with this application. I understand that this application fee is non-refundable. Upon request, a copy of your credit report will be provided to you. According to State Law you may forego the \$20.00 application fee if you provide us with a copy of a credit report from Trans Union, Experian or Equifax *if dated less than 30 days ago.*  
(Please make checks payable to: *Michelle M Mangen.*)

I have been given an opportunity to review a sample lease and the Non-Standard Rental Provisions.

(INITIALS)

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

AGENT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Agent's Disclosure: I have reviewed this application thoroughly and agree that it is legible and complete.

