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## RESIDENT SELECTION CRITERIA AND EXPLANATION OF CHARGES

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1. All adult applicants over the age of 18 including and limited to guarantor(s) must submit a fully completed, dated and signed rental application along with the non-refundable application fee of \$50.00 for each adult applicant. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit. Application fees, deposits, and all move-in fees must be remitted in the form of money orders or certified funds. **(CASH NOT ACCEPTED)**.
2. Valid current photo ID documentation (driver's license, social security card, military ID or State ID) is required.
3. One year (12 months) or more of verifiable work history required and if transferred from outside the area, a letter of transfer on company letterhead required confirming transfer.
4. Applicants must have a combined gross income of at least three times the monthly rent. Income must be verified in writing, applicant must provide current pay stub and company business card of employment. We reserve the right to require a co signer. A minimum of two years residential history is required.
5. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 3 years. In the case of bankruptcy, the court must release this.
6. Non-employed individuals must provide proof of income. Self-employed applicants are required to produce upon request 2 years of signed tax returns or 1099s and three (3) months bank statements.
7. All sources of other income must be verifiable if needed to qualify for a rental unit. This includes Disability Assistance.
8. Criminal records must contain no convictions for felonies or drug use within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld" further documentation may be required and applicant may be denied on this basis.
9. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
10. No pets (with the exception of medically necessary pets) of any kind are permitted without specific written permission of in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets. The following pets will not be accepted under any circumstances, BOXERS, GERMAN SHEPHERDS, DOBERMANS, PIT BULLS (STAFFORDSHIRE TERRIERS), CHOWS, ROTTWEILERS, SIBERIAN HUSKIES, AKITAS, MALAMUTES, PRESA CANARIOS AND WOLF-HYBRIDS.
11. Tenants are not allowed to conduct any home businesses that disrupts the peaceful living and enjoyment of the neighborhood, or violates any local, city, county, state, or federal law. FLARENT, INC. policy is not to accept an applicant with a Day Car Business, which defined more than 4 children and deem a Day Car License.
12. At the end of your lease term TENANT agrees to have the carpeting cleaned professionally upon move-out or will

incur a minimum carpet cleaning charge to be deducted from the security deposit in the amount of \$75.00. In the event all keys are not returned upon move-out, there will be a minimum charge to be deducted from the security deposit in the amount of \$25.00. In addition to any cleaning charges or any other charges due under the terms of this lease, TENANT agrees to a mandatory minimum unit cleaning charge to be deducted from the security deposit in the amount of \$150.00. Resident(s) shall still be liable for amounts for damages, cleaning, re-keying, etc. that exceed these mandatory minimum fees.

13. We reserve the right to require a higher security deposit and or additional prepaid rent.

14. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.

15. Good Faith Deposit. We require a holding or good faith deposit of \$\_\_\_\_\_ to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit of \$ \_\_\_\_\_. In the event the application is approved, this holding deposit shall be applied to the required security deposit with (1) exception, on all properties over the monthly rental amount of \$800.00 the holding deposit is disbursed as follows:

**\$50.00 non-refundable will be applied to filming of the property  
Balance of holding deposit will become tenant(s) security**

16. Lead base paint disclosure has been given if the property is build prior to 1978. Which warns of the possibility of paint containing lead.

17. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, co signers, and/or additional advance rent payments may be required.

18. Our company policy is to report all non-compliance's with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau.

Affirmation by applicant

Date \_\_\_\_\_

I hereby affirm that I have read the application, lease agreement and all addendum's and that I understand all the terms and all charges due.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

**HOW DID YOU HEAR ABOUT FLARENT, INC?**

- Newspaper \_\_\_\_\_
- Flarent, Inc. website \_\_\_\_\_
- Rentclicks.com \_\_\_\_\_
- Yellow Pages \_\_\_\_\_
- Sign \_\_\_\_\_
- Friend \_\_\_\_\_
- Craig's List \_\_\_\_\_
- Other \_\_\_\_\_