



SUNSHINE ESTATES REALTY TENANT LEASE APPLICATION

Sunshine Estates Realty charge a \$60.00 NON-REFUNDABLE Application Fee PER PERSON over 18 Years of Age for credit report, background report, and eviction report.

Prospective Tenant(s): _____

Rental Property Address: _____

Phone #: _____ Email Address: _____

This application must be filled out completely and must be submitted with all of the requested documents.

APPLICATION DOCUMENTS CHECKLIST: (Please make sure copies are of good quality)

_____ Copy of Valid Driver's License, Photo ID Card for ALL RESIDENTS (if Applicable).

_____ Copy of Vehicle Registration — Vehicles must be in the name of Prospective Tenant(s).

_____ Proof of all Income – Employer Pay stubs from the last 60 days, and any other income you wish to use.

Requested Move-in Date: _____

1, Tenant(s) Information:

Applicant Name: _____ DOB _____ SS # _____

Co-Applicant Name: _____ DOB _____ SS# _____

2. Please list all Addresses of residence for the last two (2) years.

A. Current Address: _____ Community Name: _____

City _____ Zip Code _____

Residency Dates: From _____ To _____ Current Rent \$\$ _____

Name of Landlord/Property Manager: _____ Contact Phone # _____

B. Previous Address: _____ Community Name: _____

City _____ Zip Code _____

Residency Dates: From _____ To _____ Current Rent \$\$ _____

Name of Landlord/Property Manager: _____ Contact Phone # _____

C. Previous Address: _____ Community Name: _____

City _____ Zip Code _____

Residency Dates: From _____ To _____ Current Rent \$\$ _____

Name of Landlord/Property Manager: _____ Contact Phone # _____



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3. Number of People OVER 18 Years of Age who will occupy the residence: _____
4. Number of People UNDER 18 Years of Age who will occupy the residence: _____
5. Full name for ALL People that will occupy the residence and Driver's License number (if applicable).

Full Name:	Driver's License Number#	Date of Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please list the make, model and tag numbers of all automobiles that will be parked at your residence.

Year _____	Make _____	Model _____	Color _____	Tag # _____
Year _____	Make _____	Model _____	Color _____	Tag # _____
Year _____	Make _____	Model _____	Color _____	Tag # _____

6. Employment History: List for the last two years. If additional space is needed, please attach.

Applicant Employment Information:

A. Current Employer: _____ Phone # _____

Address: _____ City _____ St. _____ Zip _____

How Long: _____ Position _____ Net Monthly Income \$ _____

B. Previous Employer: _____ Phone # _____

Address: _____ City _____ St. _____ Zip _____

How Long: _____ Position _____ Net Monthly Income \$ _____

Co-Applicant/Spouses Employment Information:

A. Current Employer: _____ Phone # _____

Address: _____ City _____ St. _____ Zip _____

How Long: _____ Position _____ Net Monthly Income \$ _____

B. Previous Employer: _____ Phone # _____

Address: _____ City _____ St. _____ Zip _____

How Long: _____ Position _____ Net Monthly Income \$ _____



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7. Has ANYONE in your household ever been arrested or convicted of a crime? YES or NO (Circle one) If yes, when _____ please explain. _____

8. Does anyone in the household receive any type of Housing or Move-in Assistance? YES or NO

If YES, Name and Type of Assistance Program: _____

Contact Name: _____ Phone#: _____ Ext. _____

9. Character References (No Family Members)

1. Name _____ Contact Phone # _____

Address: _____ Occupation: _____

2. Name _____ Contact Phone # _____

Address: _____ Occupation: _____

3. Name _____ Contact Phone # _____

Address: _____ Occupation: _____

10. PETS: Yes or No (Circle One)

Description of Pet(s): _____ / _____ / _____
Breed(s): _____ / _____ / _____ Weight(s): _____ / _____ / _____ lbs.
Age(s): _____ / _____ / _____

Pet Owners agrees to the following terms and conditions:

1. No animals, livestock, reptiles or poultry of any kind shall be raised, bred, or kept on property.
2. No dog, cat or other pet may run loose (unleashed) on the Common Areas and all pets must be on a leash not more than six (6) feet long or carried when outside of the Dwellings.
3. Pet owners agree to adhere to local ordinances, including leash and licensing requirements.
4. Pet owners agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
5. Pet owners agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made from neighbors or the Property Manager.
6. Pet owners agree to pay immediately for any damage, loss, or expense caused by their pet.
7. Pet owners agree that this Agreement applies only to the specific pet described above and that no other pet may be added or substituted without written approval of the Owner and Property Manager.
8. Pet owners agree to furnish the Property Manager with a picture of their pet with this application.
9. Under no circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the "Pit Bull" or any crossbreeds of such breed will be permitted on any portion of the Property.
10. Pet Owners acknowledges and agree that the Property Manager is authorized to revoke permission to keep the pet should the pet owners violate any of the terms of this Agreement or should the pet become a nuisance.



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TERMS OF THIS TENANT LEASE APPLICATION:

By Signing, the applicant(s) recognizes that the Landlord or real estate Agent may investigate the information supplied by the applicant, and full disclosure or pertinent facts may be made to the Landlord and Community Association. All information provided is kept private and secured or destroyed after use.

A. Qualification is based on income, credit, rental history, and other factors. This Tenant Lease Application is preliminary, and in no way obligates Lessor, Lessor's Broker or Management Company to execute a Lease.

B. Certified Funds: Lessee may be requested to pay first month's rent, security deposit/hold deposit, last month's rent and pet deposit with certified funds (bank check, cashiers check or money order) prior to move in.

C. Homeowners Association: Lessee may be required to complete a Homeowners Association Application and pay an HOA Application fee. Lease may be subject to HOA approval and HOA Application fee may be nonrefundable.

D. Hold Deposit: Lessee agrees to provide a hold deposit, which will be collected upon execution of Lease Offer. This is done to show monetary consideration and for taking the property "off the market". The hold deposit will be applied as all or part of the refundable security deposit upon Lease start date.

E. Default: If Lessee fails to perform any of the terms of the executed Lease Offer, Lessor has the option to retain Lessee's hold deposit as consideration for full settlement of any claims for damages. If retained, the hold deposit shall be divided 50% to Lessor and 50% to the Listing Broker. If Lessor fails to perform any of the covenants of the executed Lease Offer, the hold deposit, and any other deposits, shall be returned to the Lessee on demand, and Lessee shall not thereby waive any right or remedy because of such default.

I, or We, the UNDERSIGNED APPLICANT(S) / LESSEE, have read and understand the provisions stated in the above Tenant Lease Application and affirm that the information contained in this application is true and correct. I authorize Prestige Properties Group, Lessor, or Lessor's Broker, to verify all information supplied in this Application and grant authority to obtain consumer credit reports, background checks and expressly release Prestige Properties Group from any liability in the use, procurement, or furnishing of such information. Applicant's misstatements, either false or incorrect, shall be deemed reason for rejection of this Tenant Lease Application.

I, or We, the UNDERSIGNED APPLICANT(S) / LESSEE agree to execute and accept a Lease to the described property based on the stated terms and conditions of the Lease Offer.

Lessee/Applicant's Signature
Date

Lessee/Co-Applicant Spouse Signature
Date

Carlos J Manzano
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