



Reference	Person Contacted	Comments
Previous Landlord		
Employment		
Credit Report Summary		

1861 Stella Lane, Fort Walton Beach, FL 32548

Ph: 850-315-5005 / Fax 850-315-5001

PERSONAL INFORMATION

Applicant's Full Name: _____ DL#/State: _____ Date of Birth: / / _____

SSN: _____ Email Address: _____

Names & Ages of Minor Occupants: _____ Age/DOB: _____ Age/DOB: _____

Emergency Contact: _____ Relationship _____

Address: _____ Phone(s): () _____

RESIDENCE HISTORY

Applicant's Current Phone Number(s): Cell: () - Home: () -

Present Address: _____ Own Rent From / / To / /

City/State/Zip: _____ Monthly Payment: _____

Landlord or Mortgage Co.: _____ Manager Phone () _____

****If less than two (2) years at Present Address**

Previous Address: _____ Own Rent From / / To / /

Landlord or Mortgage Co.: _____ Manager Phone () _____

EMPLOYMENT HISTORY

Present Employer: _____ Phone () _____ Supervisor: _____

Position: _____ Monthly Income: _____ How Long? _____

****If less than two (2) years at Present Employer**

Previous Employer: _____ Phone () _____ Supervisor: _____

Position: _____ Monthly Income: _____ How Long? _____

MILITARY SERVICE

Rank _____ Monthly Pay _____ Date of Separation: / / _____ Unit Assigned to: _____

Address _____ Phone Number _____ Supervisor _____ Commanding Officer _____

**** This community honors the military clause.** Are you expecting any type of orders in the next 12 months (deployment, PCS, ETS, hardship, on base housing etc.)? Please check one _____ yes _____ no. It is not the intent and purpose of the military clause to knowingly enter into a contractual obligation without the intent of honoring it.

AUTOMOBILES

Year/Make/Model: _____ Tag: _____ State: _____ Registered To: _____

Year/Make/Model: _____ Tag: _____ State: _____ Registered To: _____

Why are you leaving your past residence? _____

How did you hear about us? _____

As used in the application, "you" means the resident (tenant) or those applicants whose names appear above. If there is more than one applicant, you are jointly and severally liable for any payments due to us. "We", "our", or "us" mean the Landlord. **BY YOUR SIGNATURE ON THIS APPLICATION, YOU ACKNOWLEDGE THAT YOU HAVE READ AND AGREE TO ALL ITS PROVISIONS.**

CORRECT INFORMATION: You represent that all of the above statements are true and complete, and you authorize verification of the above information, references and credit records. You understand that you have paid to us the sum of **\$55.00** as a non-refundable fee for our cost and expenses in checking your credit, criminal background & rental history. You acknowledge that false information may constitute grounds for rejection of this application, termination of right of occupancy and of forfeiture of deposits and may constitute a criminal offense under the laws of this state.

SECURITY DEPOSIT AGREEMENT: You have given us a "Security Deposit" in consideration for our taking the available dwelling off the market while considering approval of your application. If you are approved by Clark Property Services, LLC (Madison Parc) and you enter into a lease, the initial deposit will be credited towards the required Security Deposit. An additional security deposit may be required. **If you are approved (even if you don't have notice of approval from us) but fail to enter into a Lease, we will be entitled to keep the "Security Deposit" collected as liquidated damages. The "Security Deposit" will be refunded only if you are not approved.**

Keys will be furnished after lease and other rental documents have been properly executed by all parties and only after applicable rental and security deposits have been paid. This application is preliminary only, it does not obligate us to execute a lease or deliver possession of the proposed premises.

EQUAL CREDIT OPPORTUNITY ACT: The Federal ECOA prohibits from discrimination against credit applicants on the basis of sex, or marital

status. The Federal Agency which administers compliance with this law concerning this rental home is the Federal Trade Commission.

- **This is a non-smoking community**
- **No pets are allowed in our community**

Applicant Signature _____

Applicant Printed Name _____ Date / / _____

Application Fee	\$
Redecoration Fee Due	\$
Total Security Deposit Due	\$
Additional Security Deposit Due	\$
First Month's Rent	\$
Paid With Application	\$
Total Due Before Move-in	\$

***** **WE DO NOT ACCEPT CASH** *****

Received By: _____ Date _____

Approved By: _____ Date _____



Rental Criteria

1. Madison Parc Apartments does not lease to anyone under the age of 21. All applicants must submit a fully completed, dated and signed application. Applicant(s) must provide proof of identity. A non-refundable application fee will be required for all adult applicants.
2. Prospective resident(s) must make a minimum of three (3) times the monthly rent. All sources of income must be verifiable. Self-employed applicants may be required to produce two (2) years of tax returns or 1099s.
3. Prospective resident(s) must pass a criminal background check. Criminal records must contain no misdemeanor convictions for crimes involving violence, assault or battery, drugs, firearms; no felonies within the past seven (7) years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
4. Prospective resident(s) must have an acceptable credit history. Credit and/or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past five (5) years.
5. Prospective resident(s) must have a good rental history. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activity, no unpaid NSF checks, and no damage to unit. Debts to any other rental community or landlord are not acceptable. Eviction filings are automatically declined.
6. In a roommate situation, each resident must qualify for the apartment individually and each resident must be 21 years of age or older. Minimum required Security Deposit for a roommate situation is \$700; but could be as high as one month's Market Rent.

If any or all of the above criteria are not met, Madison Parc may deny an application for residence.

Telephone Consumer Protection Act (TCPA):

You agree, in order for us to service your account or collect monies you may owe, Clark Property Services, and/or our agents may contact you by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges to you. We may also contact you by sending text messages or emails, using any email address you provide to use. Methods of contact may include using pre-recorded/artificial voice messages and/or use of automatic dialing devices, as applicable.

I/We have read this disclosure and agree that Clark Property Services, its employees and/or agents may contact me/us as described above.

Applicant Signature(s)

Date