

CaPri Properties, Inc
Oaks Landing M.H.P.
Office: 7331 Crill Ave.
Palatka, Fl. 32177
1-386-983-5843

RENTAL APPLICATION APPROVAL CRITERIA

Before submitting an application for residency, please review the following. If you feel you meet these standards, please apply. Applicant must include copy of current photo I.D., pay stubs and any other applicable documentation with application. \$45 App Fee due per App or it won't be processed.

Identification: All visitors must present a current photo ID issued by a state or government authority (i.e., State Issued Driver's License, State Issued Photo ID, etc)

Occupants: (Max occupancy restrictions based on Putnam County Standard Housing Code 306.2) All of our Mobile homes are 2 bedrooms. Due to water and sewer limitations we can not allow more than 3 people to occupy a unit. Occupancy will be limited to (3) people in units where one bedroom is 120 square feet or larger and one bedroom is under 120 square feet, and (2) people in units where both bedrooms are under 120 square feet. Room mates are not allowed. All adult occupants will be considered responsible residents under the Lease Agreement and will be asked to sign the Lease Agreement. There shall be no more than 2 Adults per unit. Children of opposite sex over the age of 6 years old can not occupy the same bedroom.

Section 8: We do not accept section 8

Pets: Pets **are not** allowed inside, outside, or visiting.

Application for Residency: An application for Residency must be completed by every adult 18 years and older who will be living in the unit. Applicant's monthly gross income must be at least three (3) times the total monthly rental rate. Homes will not be taken off the market unless a full deposit is given with the application. The home will then be considered "off the market pending approval."

Rental History: All applicants **MUST** have two years of verifiable rental history outside of renting from family. There are no exceptions. Eviction, skip, money left owing to a landlord, too many late rental payments, bad house keeping or falsification of this application may result in an automatic rejection.

Deposits: In the event an applicant submits an application without the deposit, and another applicant submits an application with a deposit; the applicant who submitted the deposit will receive the home pending application approval. The applicant who did not submit a deposit with the application will not receive a refund on the application fee, however if approved, the application will be good for a period of 60 days. If an application is denied for any reason other than falsification, the deposit will be refunded in full. **Application fees are never refunded.**

Income: Applicants must have a verifiable income source. Gross income of occupant must equal three (3) times the rent.

Criminal Background Checks: We perform criminal background checks on all applicants. Applications **CAN BE REJECTED** for felonies, deferred adjudications for a felony, and crimes against persons, sexual offenses (automatically denied, we are in a school zone.), drug and narcotics convictions. Any such offense can be grounds for denial of the application or termination of the lease should such an offense occur after the approval of the initial application. (See our criminal background policy for more information.)

Vehicles: Vehicles with loud mufflers are strictly prohibited. Any vehicle that is deemed an eyesore by management will not be allowed to reside on the property. Applicants must show their vehicle(s) to management before an application can be approved. No more than two vehicles per home.

Payments: App fees, deposits, and first month's rent to be paid with cash or money order only. No personal checks accepted.

Application for Residency

Renter Name: _____ Date of Birth: _____ SS# _____
(Full Name) First Middle Last

Driver's License: # _____ State: _____ Phone# _____ Email _____

Vehicle Info: Year/Make/Model: _____ Tag #/State: _____ Color: _____

Present Address: _____
 Street Apt# City State Zip Code

Dates (From/To): _____ Monthly Payment: _____ Type of unit: (Apt./House/condo/dorm/etc.) _____

Present Landlord/company Name: _____ Phone # _____

Contact Person: _____ Reason for Moving: _____

Previous Address: _____
 Street Apt# City State Zip Code

Dates (From/To): _____ Monthly Payment: _____ Type of unit: (Apt./House/condo/dorm/etc.) _____

Present Landlord/company Name: _____ Phone # _____

Contact Person: _____ Reason for Moving: _____

Employer: _____ Supervisor _____ Phone # _____

Length of employment: _____ Gross monthly income: _____

Previous Employment _____ Supervisor _____ Phone # _____

Length of employment: _____ Gross monthly income: _____ Reason for leaving: _____

List all names and ages of occupants under the age of 18 to occupy the unit:

Parental/Next of Kin Info: Name: _____ Phone #: _____

Address: _____
 Street Apt# City State Zip Code

The undersigned warrants and represents that information on this Application is true and correct. All persons/firms named may freely give any requested information concerning me and I hereby waive all right of action for any consequence resulting from such information. CaPri Properties, Inc. is hereby authorized to verify the information supplied on page one and two of the application including checking credit records, current employment status and rental history with any previous or current landlord in order to process this application/lease. The undersigned hereby authorizes Mgt. to release any and all information contained in this application on behalf and for the benefit of the undersigned applicant. If references provided do not verify positive or cannot be checked due to missing or incorrect information, Mgt. may, at its sole option, decline the app. If application is denied for any reason, other than false statements, Mgt. will refund all deposit monies. The app fee is non-refundable. **Renter initials:** _____

***Have you ever been arrested, charged or convicted of a crime? _____ Yes* _____ No

*If yes, please explain what, where, why? _____

***Are you a register sex offender or sexual predator? _____ Yes _____ No

Failure to divulge such information could be grounds for automatic denial of application for residency

Smoker: Yes _____ No _____ *No smoking in home. This includes smoking in the doorway!!!**

***Have you ever been evicted: Yes _____ No _____

***Have you ever broken a lease: Yes _____ No _____

Do you own any pets: Yes _____ No _____

****HOME WILL NOT BE TAKEN OFF THE MARKET WITHOUT THE FULL DEPOSIT****

I understand, that if I am found not qualified to rent property applied for, my deposit will be refunded

I also understand that if I change my mind, choose to go elsewhere, or do not show up for the lease signing, I will forfeit my security deposit.

I further agree that if any of the above information is found to be false, the landlord, solely at landlord's option, may terminate any lease contract that may result from the above application. If a lease contract is voided by the landlord because of false statements, I agree to forfeit the Security Deposit.

Applicant's Printed Name

Applicant's Signature

Date

Which of the following brought you to our community? (Please Check)

___ Drive by ___ Newspaper ___ Signage ___ Internet (check one below) ___ www.oakslandingmhp.com
___ Craigslist ___ Facebook ___ Google

For Office use only

Lot # _____ Rental Rate _____ Deposit amount _____

Management Approval/ Denial of Application: ___ Approved ___ Approved w/ conditions ___ Condition Met? ___ Denied

Initials _____ Date: _____ Time: _____