



**Valiant Realty & Management, LLC. operates in compliance with the Federal Fair Housing Act, Title VIII of the Civil Rights Act of 1968 and the Florida Civil Right Act of 1992 which prohibits discrimination based on race, color, religion, sex, national origin, age, familial status, or disability.**

### **Rental Application Requirements and Procedures**

Applicants should not proceed with an application unless they have read and agreed to this document.

All applications must be filled out completely and signed. All occupants over the age of 18 must apply. Applicants must be 18 years of age or older unless deemed to be an adult under applicable law with respect to the execution of contracts. In respect to property jurisdiction within state law some applicants will be required to provide current proof of emancipation.

The screening process will not begin on an incomplete application or without all required supporting documents and required application fees. Applicants may be required to be approved by condo/homeowner's association which may require additional application and application fee.

Application fee is nonrefundable and is required for each occupant 18 years or older. Please note the application fees are NON-REFUNDABLE.

Valid and current photo ID for each applicant is required such as drivers license, military ID or passport.

A valid social security number is required for each applicant. Applicants without social security numbers must show proof that they are permitted to stay in the U.S. with a copy of a visa. If applicant shows proof of approval to work in the U.S., then additional prepaid rent may be required.

Proof of income is required in the form of pay stubs, tax returns, letter from CPA, LES or written verification from employer, Court decree on child support or alimony. Self-employed individuals may be required to provide bank statements for a specific period or previous tax returns. All claimed income must be verifiable.

Due to our fiduciary relationship with the owners, if more than one application is received before approval can be achieved, all applicants will be processed, and we are required to select the highest rated application for placement.

In addition to monthly rent, a nonrefundable pet fee of \$ 275.00 to \$ 375.00 (dependent on the property being applied for) will be charged for all properties where pets are permissible if the tenant has a nonaggressive pet breed that is approved for the property applied for. No pets are permitted on the property without prior written consent. Please note the following breeds are not permitted and their presence on the property would be considered a violation of the lease and subject to eviction: German Shepherds, Dobermans, Pit Bulls, Staffordshire Terriers, Presa Canarios, Akitas, Wolf Hybrids, Huskies, Chows, Rotweilers or any part thereof. A photo of your pet(s) is required at time of application.

The property must be accepted in "As Is" condition before an application can be accepted except for where there is written agreement for maintenance or repair items in the lease. Verbal representations are non-binding.

Unless otherwise agreed upon, within 72 hours of approval, prospects will be required to execute the lease document, and provide the security deposit in the form of a cashier's check or money order. If the applicant backs out, for any reason, the deposit will be forfeited. The property will remain on the market, as advertised, until the brokerage has the deposit and fully executed lease.

Current occupancy guidelines are a maximum of two persons per bedroom except for infants under 4 years of age. However, some city and county municipalities and/or homeowner's associations prohibit more than 2 unrelated adults to reside in a single-family dwelling unit. Residents who exceed these requirements during the lease term will be required, upon the end of the current lease term, to either transfer into another available rental which has more bedrooms or move out.

To receive keys at move in, tenant may be required to show proof that all utilities have been transferred into their name and pay a full month's rent either as money order or cashier's check. If a proration applies for the first month, then that is paid for the second (full) month's rent unless other arrangements have been made. All checks are made payable to **Valiant Realty & Management, LLC**.

Applications will be processed within 48 hours of receipt of completed application and application fees, WEEKENDS AND HOLIDAYS ARE NOT INCLUDED. Unless previously discussed, once an application has been approved the move in date must be within 15 days.

#### **SCREENING CRITERIA:**

##### **Credit History:**

Established Credit History for 2 years  
No bankruptcy within last 2 years  
No judgments within last 2 years  
No outstanding utility debt within last 1-year  
Delinquent child support  
Open landlord collection accounts

##### **Credit Score:**

FICO score of 625 and above: 1 month's security deposit  
FICO score 550-624: from 1 up to 2 month's security deposit, need for a Guarantor or possible denial (case by case basis)

##### **Criminal History:**

Misdemeanors within last 3 years excluding traffic offenses  
Felony record that was adjudicated guilty or had adjudication withheld within last 10 years will require additional information.

##### **Rental History:**

Prior rental history must reflect timely payments,  
No NSF payments, sufficient notice to vacate, no complaints about disturbances and no damage to property.

##### **Other Criteria:**

Rent to income ratio 33%  
Positive ID verification

##### **Credit History Automatic Denial:**

Foreclosure within last 2 years  
One or more evictions within last 7 years  
Tax liens within last 2 years  
Open Bankruptcy

##### **Credit Score Automatic Denial:**

FICO score of 549 or below

##### **Criminal History Automatic Denial:**

Certain felony convictions within last 7 years  
Violent crime against a person within last 99 years  
Sexual related offenses within last 99 years

##### **Rental History Automatic Denial:**

Eviction within last 7 years

##### **Other Criteria Automatic Denial:**

Applicant has falsified information on this application

**Guarantor Criteria:**

Rent to income ratio 28%  
FICO score of 700 or above

**Guarantor Criteria Automatic Denial:****PLEASE READ CAREFULLY**

The applicant hereby consents to allow Valiant Realty & Management LLC., its designated agents and/ or employees to conduct a full background check including but not limited to consumer credit report, criminal record information, ID verification, employment verification and rental history verification with my current and past landlords, property managers and apartment complexes. Applicant represents that all of the above information is true, accurate, complete and correct and hereby acknowledges that false information provided here in or found during background check may constitute grounds for rejection of this application, termination of the right to occupy and forfeiture of deposits.