



P.O. Box 1933
Windermere, FL 34786
(P) 407-258-8815 (F) 407-258-8815
WEB: GM-Enterprises.net

RENTAL APPLICATION

Application# _____

Property Description

Name: _____
Last First Middle

Date of Birth: _____ Social Security Account Number: _____

Driver License Number: _____ State: _____

Current Address: _____
Street City State Zip Code

Home Phone: _____ Work or Cell Phone: _____ Email: _____

Date Tenancy Began: _____ Date Tenancy Ends: _____

Monthly Rental Rate: _____ Reason For Moving: _____

Landlord's Name: _____ Telephone Number: _____

Previous Rental History: (please provide 2-year resident history, use additional pages as needed)

Previous Address: _____
Street City State Zip Code

Date Tenancy Began: _____ Date Tenancy Ends: _____

Monthly Rental Rate: _____ Reason For Moving: _____

Landlord's Name: _____ Telephone Number: _____

please provide any additional occupants to reside on property:

Name of Additional Occupant: _____ Relationship: _____ Age: _____

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Any Pets YES NO (if yes, please see pet information attached)

Vehicle Information

Make of Car: _____ Model: _____ Year: _____

VIN or Title #: _____ TAG#: _____ State: _____
Can Be Found on your insurance card or auto title

Make of Car: _____ Model: _____ Year: _____

VIN or Title #: _____ TAG#: _____ State: _____
Can Be Found on your insurance card or auto title

Employment Information

Employer's Name: _____ Telephone Number: _____

Address: _____
Street City State Zip Code

Occupation: _____ Gross Monthly Income: _____

Length of Employment: _____ Supervisor's Name: _____

Other Income: (Child / Spousal / State / Other): You need only include if you wish it to be considered for this application

Type of Income: _____ Source: _____ Amount: _____

Terms: _____

Banking Information

Bank Name: _____ Checking Account Number: _____

Address: _____
Street City State Zip Code.

Credit Information

Creditor's Name: _____ Account Number: _____

Balance: _____ Monthly Payment: _____

Creditor's Name: _____ Account Number: _____

Balance: _____ Monthly Payment: _____

Creditor's Name: _____ Account Number: _____

Balance: _____ Monthly Payment: _____

Personal Background Information

Have you ever been convicted of a felony? Yes No If yes, when _____

Have you ever entered into a plea agreement? Yes No If yes, when _____

Are there any outstanding judgments against you? Yes No If yes, when _____

Have you ever filed bankruptcy? Yes No If yes, when _____

Have you ever been evicted? Yes No If yes, when _____

Have you ever been party to a lawsuit? Yes No If yes, when _____

Emergency Contact Information

Name: _____

Last

First

Middle

Address: _____

Street

City

State

Zip Code

Home Telephone Number: _____ Work Telephone Number: _____

Relationship: _____

I certify that I have read, understand and agree to be bound by all terms of this document. I understand this application is for qualification purposes ONLY, and does not in any way guarantee I will be approved or offered this property. All of the information I have provided is complete and correct, and I understand that I will be declined if I have provided any false information on this application and **a non-refundable application fee of \$50.00 (payable in cash) is required at the time of application.** I grant permission for landlord / agent to verify employment, credit, past leasing history, as well as perform any necessary background and reference checks. The information provided herein may be used by the landlord or his agent to determine whether to accept this application. Applicant(s) hereby waives any claim and releases from liability any person providing or obtaining said verification and/or additional information.

Sign Here 

Applicant's Signature

Date

Print Name Here

Was this a referral? Yes No If yes, by whom _____

(To be completed by agent/owner)

Check one: Accepted _____ Declined _____

By: _____, OWNER DATE _____

_____, AGENT DATE _____



APPLICANT REQUIREMENTS

There is a \$50.00 per married couple with same last name, or per adult, non-refundable application fee. This must accompany the completed rental application. **Incomplete applications or applications submitted without the proper fees will not be considered and application fees will not be refunded for incomplete applications.**

We MUST have a completed application for each adult occupant.

Upon receipt of the rental application and fee, you can expect that we will (1) check your credit report; (2) check the public records for any past evictions; (3) verify your employment; (4) verify your previous landlord references; and (5) do a criminal background check. We would encourage you not to apply if you have ever been evicted in the past.

HOLDING DEPOSIT: Competition for rental homes is at an all time high. We will NOT take a property off the rental market unless you place a one month holding deposit. This holds the property until move in. At that time the deposit is applied to the security deposit or rent. (REFUNDABLE IF NOT APPROVED, refund available within 15 days of notice of non-approval)
Once you have been notified of your approval, you must place (at a minimum) the security deposit (by cashier's check or money order). Once approved and payment of the security deposit is paid, your security deposit will become your holding deposit. In the event that you fail to enter into the lease agreement or refuse to take possession of the property on or before you're applied for beginning rental date, you shall forfeit these funds as liquidated damages. Due to the high demand for rental homes, we will not remove the property you applied for from the rental market unless you provide the required holding deposit. DEPOSITS ARE REFUNDED ONLY IF APPLICANT IS NOT APPROVED.

All initial funds, the first months rent and security deposit must be paid by cashiers check or money order payable to "G&M Enterprises, LLC". Subsequent months thereafter may be paid by personal check.

Valid current photo ID documentation (driver's license, military ID, or State ID) is required, and can be supplied or faxed with your application..

Applicants should have a combined gross income to afford the monthly rent. Incomes must be verified, applicant may provide recent pay stubs. A minimum of two years residential history is required. Rental history must be rated satisfactory or better, with no record of evictions. We reserve the right to charge a higher security deposit.

Previous rental history reports from previous landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no NSF checks, and no damage to rental property or failure to leave the property clean and without damage when you left the property. Current occupancy standards are a maximum of 2 persons per bedroom, except for infants under 4 years of age.

No pets. If an exception is made, the pet may not exceed 20 lbs, and you may be liable for carpet replacement upon move-out and an additional security deposit will be required. The following pets will not be accepted under any circumstances, GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, OR ROTWEILLERS, or any vicious breeds and exotic pets.

Maintenance and Repair - When you rent a home from us, we strive to ensure that all items are in good working order. Please report any maintenance or repair request during your first 5 days of possession.

Employment Verification:

Please complete the top part ONLY of employment verification form (last page), be sure to date and sign it. We will contact your employer to verify employment.

Applicant(s) represent that all information given on the application and any addendum to said application to be true and correct and hereby authorizes verification of all references and facts, including but not limited to obtaining Unlawful Detainer and Credit Reports, Skip-Eviction Reports, Criminal, and/or Conviction & Probation Reports. Applicant(s) hereby waives any claim and releases from liability any person providing or obtaining said verification and/or additional information.

Keys will be furnished only after the Lease Agreement and other Addendums and/or applicable documents have been properly executed by all parties and after applicable rent and security deposits have been paid. You are encouraged to obtain renters insurance in the event of loss, negligence, or theft. Renter's insurance is very affordable.

_____ **Initial**

Confidential & Legal Document



EMPLOYMENT VERIFICATION

(Please complete top portion ONLY and sign / date)

TO: (Name & address of employer)

Date: _____
Phone: _____
Fax: _____

RE: _____
Applicant/Tenant Name Social Security Number Unit # (if assigned)

I hereby authorize release of my employment information.

Signature of Applicant/Tenant Date

The individual named directly above has made application for housing with our company. Processing this application requires verification of income and other information as supplied by applicant. The information provided will remain confidential to satisfaction of that stated purpose only. Your prompt response is crucial and greatly appreciated.

Property Owner/Management Agent

MAIL OR FAX THIS FORM TO:

G&M Enterprises, LLC
P.O. Box 1933
Windermere, FL 34786
FAX: 407-258-8815

THE FOLLOWING SECTION TO BE COMPLETED BY EMPLOYER

Employee Name: _____ Job Title _____

Presently Employed: Yes ___ Date Employed _____ No ___ Last Day of Employment _____

Current Wages/Salary: \$ _____ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other _____

Average # of regular hours per week: _____ Year-to-date earnings: \$ _____ thru ____/____/____

Overtime Rate: \$ _____ per hour Average # of overtime hours per week: _____

Shift Differential Rate: \$ _____ per hour Average # of shift differential hours per week: _____

Commissions, bonuses, tips, other: \$ _____ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other _____

List any anticipated change in the employee's rate of pay within the next 12 months: _____; Effective date _____

If the employee's work is seasonal or sporadic, please indicate the layoff period(s): _____

Additional remarks: _____

Employer's Signature Employer's Printed Name Date

Employer [Company] Name and Address

Phone # Fax # E-mail

NOTE: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United States as to any matter within its jurisdiction.

Confidential & Legal Document