

APPLICATION FOR RESIDENTIAL TENANCY

EL DORA APARTMENTS

1040-1050 Michigan Ave.

Miami Beach, FL 33139

Tel: (305) 673-1234 Fax: (305) 305-673-1150

Premises Applied For:

Building Address: _____ Michigan Ave.

Apartment # _____

Length of Lease: 1 Year

From: _____

To: _____

Pet Security

\$No dogs allowed without Mgt. approval & \$250 non-refundable pet fee.

Security Deposit: \$

Rent: \$

Deposit Received: \$

Amount Due: \$

Application Fee

\$75.00 payable to One Estate Management

Agent: _____

Broker: _____

It is understood that the following only may occupy the rented premises:

Name: _____

Age: _____

Name: _____

Age: _____

The Applicant(s) covenants that he/she is over the age of 18 years.

The Applicant(s) is advised to have insurance coverage in a sufficient amount for liability and on his personal contents against fire, theft and water damage risk.

This application is subject to acceptance by the Landlord. Any occupancy granted hereunder shall be subject to the present Tenant vacating and/or the rented premises being fully ready for occupation by the Tenant. If the situation arises where the present tenant does not fulfill his obligation to vacate, the Applicant(s) will hold the present tenant responsible and liable for any and all action the Applicant(s) bring.

Upon signing this application, Applicant(s) is paying a \$75.00 application fee which is non-refundable. In addition, the Applicant(s) is making a good faith deposit in the amount of \$ _____ Cash [] which the Applicant(s) agrees shall be non-refundable unless Applicant(s) is rejected by the Landlord. Upon acceptance of this Application by the Landlord or his Agent, the Applicant(s) agrees to execute a Tenancy Agreement in the Landlord's standard form. If the Applicant(s) decide not to take the apartment after having been accepted, the Applicant(s) agree that the deposit will not be returned.

Applicant(s) agrees to pay reasonable costs, including attorney's fees, incurred by the Landlord for collection of rents or for obtaining possession of the Premises. The Applicant(s) further acknowledge that he/she has no claim for nuisance against the Landlord by reason of the completion of construction of the building during the time of our occupation of the premises.

The Applicant(s) have read the above paragraphs and are in agreement with the above paragraphs. The Applicant(s) understand that this is page one (1) of three (3) pages.

Applicant #1 _____

Applicant #2 _____

PARTICULARS OF APPLICANT(S)**Applicant #1:**

Car: Year _____ Make _____ Model _____ Colour _____
 Driver's License Number: _____ Plate #: _____
 Name: _____ Phone #: _____
 Social Security Number: _____ Date of Birth: _____
 Address: _____ City: _____ State: _____ Zip Code: _____
 How Long? _____ Landlord's Name: _____ Phone #: _____
 Previous Address: _____ City: _____ How Long? _____
 Employer: _____ Phone #: _____ How Long? _____
 Position: _____ Gross Income: Weekly _____ Monthly _____
 Previous Employer: _____ Phone #: _____ How Long? _____
 Other Current Income: _____ Source(s): _____
 Bank: _____ Branch: _____ Account #: _____
 References: Name Address Phone # Relationship
 1. _____
 2. _____
 In case of emergency, contact: _____ Phone #: _____
 Pets (if yes, specify): _____
 Children (include ages): _____
 Other persons who will stay at premises for more than one week _____
 Have you ever been evicted? _____

Email address: _____

Applicant #2:

Car: Year _____ Make _____ Model _____ Colour _____
 Driver's License Number: _____ Plate #: _____
 Name: _____ Phone #: _____
 Social Security Number: _____ Date of Birth: _____
 Address: _____ City: _____ State: _____ Zip Code: _____
 How Long? _____ Landlord's Name: _____ Phone #: _____
 Previous Address: _____ City: _____ How Long? _____
 Employer: _____ Phone #: _____ How Long? _____
 Position: _____ Gross Income: Weekly _____ Monthly _____
 Previous Employer: _____ Phone #: _____ How Long? _____
 Other Current Income: _____ Source(s): _____
 Bank: _____ Branch: _____ Account #: _____
 References: Name Address Phone # Relationship
 1. _____
 2. _____
 In case of emergency, contact: _____ Phone #: _____
 Pets (if yes, specify): _____
 Children (include ages): _____
 Other persons who will stay at premises for more than one week _____
 Have you ever been evicted? _____

The Applicant(s) understand that this is page two (2) of three (3) pages

Applicant #1 _____

Applicant #2 _____

Have any of the applicants ever filed for bankruptcy? Yes _____ No _____

Have any of the applicants ever been a party to a Landlord and Tenant Court Action? Yes _____ No _____

Have any of the applicants ever been convicted of a criminal offense? Yes _____ No _____

Have any of the applicants ever refused or neglected to pay rent when due? Yes _____ No _____

If any of the above four questions have been answered by "Yes", please give details:

The Applicant(s) agree that the above information on all pages of this application is true and complete.

The Applicant(s) agree that if there is ANY misrepresentation made in this application, then this application, and any subsequent tenancy agreement are cancelled and are to be considered null and void.

Signature: _____

The Applicant(s) agree not to hold the Landlord liable in any way for any and all results of my/our misrepresentation.

Signature: _____

The Applicant(s) agree that there are three (3) pages to this application.

THE ABOVE INFORMATION IS STRICTLY CONFIDENTIAL

The Applicant(s) further covenants and agrees that all information set forth on this Application for Residential Tenancy, including the Particulars of Applicant(s), are true and accurate and will form part of the Agreement herein. The Applicant(s) authorize El Dora Apartments to obtain or exchange any personal information with any personal information agent towards establishing or verifying the Applicant(s) financial standing. By signing below, the Applicant(s) recognizes that El Dora Apartments may investigate the information supplied by the Applicant(s). Each Applicant hereby authorizes an investigation to be made of his/her character, general reputation and banking, credit, residency and employment history. A credit reporting service may be used.

Applicant #1

Date

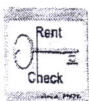
Witness

Applicant #2

Date

Witness

***Please note that only applications which are fully completed and accompanied by a letter of employment and the completed bank confirmation form will be considered.*



SCHEDULE "A" Residential Tenancy Rental Application Consent

(For one or two co-tenancy applicants otherwise complete a separate application)*

Information**

The word "**Information**" means credit information, personal information, information about the services you use that are provided by the Landlord as listed in this rental application and information relating to your tenancy at the Premises applied for in this rental application including information regarding the duration of your tenancy, monthly rent, emergency contacts and any matters relating to your lease/tenancy agreement, including misrepresentations relating to, defaults under and/or breaches of your lease/tenancy agreement.

"**Credit Information**" means information about you, including your name, age, date of birth, occupation, place of residence, previous places of residence, occupancy length, marital status, co-occupant's/spouse's/same-sex partner's name and age, number of dependants, particulars of education or professional qualifications, field of employment, places of employment, previous places of employment, employment durations, estimated income, paying habits, outstanding debt obligations, cost of living obligations, involvement in bankruptcy proceedings or landlord and tenant disputes, assets, and banking information (including account and credit card information).

"**Personal Information**" means information about you other than credit information that is relevant to your suitability as a tenant, including your social insurance number (optional), driver's license number, vehicle license plate number, vehicle make and year, and information from references which you provide about your character, reputation, physical or personal characteristics or mode of living or about any other matter concerning you that is relevant to your suitability as a tenant.

Collection, Use and Disclosure of Information:

In consideration for the Landlord accepting you as a tenant and entering into a lease/tenancy agreement with you, you expressly consent to and authorize the following:

1. The Landlord may obtain Information about you through a tenant check and/or credit or consumer report conducted by Rent Check Credit Bureau and as permitted or required by law. You expressly authorize Rent Check Credit Bureau to provide Information regarding you to The Landlord.
2. The Landlord may use Information about you to determine your suitability as a tenant and as permitted or required by law.
3. the Housing Provider may disclose Information about you as permitted or required by law and to Rent Check Credit Bureau in order to be included within a database of rent roll information, and/or within a tenancy file on you, for purposes of:
 - tenant reporting and credit reporting in accordance with the *Consumer Reporting Act* (Ontario);
 - establishing a credit history and a rental history;
 - comparing with aggregate statistical data for purposes of tenancy and credit scoring; and
 - supporting the credit approval process
4. You expressly authorize Rent Check Credit Bureau to retain Information regarding you indefinitely for the purposes outlined in section 3 above, subject to any applicable legal restrictions.
5. You expressly authorize Rent Check Credit Bureau to disclose Information regarding you to its members and subscribers as required or permitted by law and for the purposes outlined in section 3 above.
6. You agree that you will not withdraw your authorization and consent to the collection, use and disclosure of Information about you by Rent Check Credit Bureau as outlined in sections 1 to 5 above.
7. You agree that all statements on this Residential Rental Application are true and you expressly authorize all references given to release information about you to the Landlord for verification subject to sections 1 to 5.

Please provide your consent by checking the following box and signing in the appropriate space below:

☐ Yes, I have read and agree to the collection, use and disclosure of Information as outlined above.

I have read, understood and voluntarily agree to the terms and conditions outlined above.

☐ Yes, I have read and agree to the collection, use and disclosure of Information as outlined above.

I have read, understood and voluntarily agree to the terms and conditions outlined above

Applicant's Signature

X

Co-Applicant's Signature

X

Print Name

X

Print Name

X

Date (yyyy / mm / dd)

X

Date (yyyy / mm / dd)

X

* Signature space is provided for applicant and co-applicant however Rent Check suggests that if more than 2 applicants that the landlord provides additional tenancy applicants with a separate copy of this Residential Rental Application for completion.

** DISCLAIMER: Rent Check does not represent, warrant or guarantee that this Consent Statement will be valid or enforceable in all circumstances or for every landlord. Each individual landlord should modify the language of this Consent Statement to suit their individual circumstances, and should obtain legal advice regarding the appropriate consent to be obtained from their prospective tenants.