



Please submit the enclosed application along with a cashier's check or money order (NO CASH) made payable to RTS OF CAPE CORAL in the amount of \$50.00 per adult moving into the apartment.

Applications and payments should be sent to:
RTS of Cape Coral
836 Lafayette Street
Cape Coral, FL 33904

Please submit a clear copy of a government issued photo ID with each application.

Please submit the application along with your two (2) most recent pay stubs for income and employment verification.

Please note:
ALL MOVE IN MONIES MUST BE CERTIFIED FUNDS ONLY.
NO PERSONAL CHECKS OR CASH.
APPLICATION FEES ARE NON-REFUNDABLE.
APPLICATION IS VALID FOR 30 DAYS.



QUALIFICATIONS FOR APPROVAL

Age Requirements: Must be 18 years or older. ALL PERSONS OVER THE AGE OF 18 ARE MUST COMPLETE AN APPLICATION AND BE ON THE LEASE.

Income Requirements: Gross monthly income must be at least 2 times the monthly rent (combined). Supplemental income of any kind must be supported with appropriate documentation; (i.e. child support, alimony, disability, etc.)

Rental History: Must have at least 1 year of verifiable rental history and have fulfilled all previous lease agreements; having no outstanding balances or negative references. A cosigner may be used; however, an application will be run on them as well.

Credit History: No evictions or judgments regarding rental history. Must be able to have all utilities transferred into your name. Security deposit is determined by your credit score.

Criminal Background: A criminal Background check will be conducted on all occupants over the age of 18. Applications will be rejected for any of the following reasons:

- Felony conviction (7 years)
- Any Sex Related conviction (non approval)
- Any terrorist related conviction (non approval)
- Misdemeanor conviction involving crime against person or property (past 10 years)
- Any illegal drug related conviction
- Any prostitution related conviction
- Any cruelty to animals related conviction
- Any child abuse related conviction
- Any of the above related charges resulting in "Adjudication Withheld"
- Active status on probation or parole resulting from any of the above

COMMUNITY POLICIES AND STANDARDS

Occupancy Standards: A maximum of two persons are allowed per bedroom/loft/den

Pet Policy: Tenants may only have approved and registered pets and are only allowed 2 pets per unit. Dogs may not be on the prohibited breed list or any mix thereof. Proof of proper vaccination and licensing must be provided upon request. Pet fee of \$200.00 (Two Hundred) is required for each pet. Exotic pets are NOT permitted.

Vehicles: Unit may only have vehicles which are properly registered and insured to whom is on the lease. All vehicles must be kept in operating condition at all times. Prior written request and authorization must be obtained for overnight parking of any boat, camper, commercial vehicle, etc. All vehicles must be kept in the driveway/garage and may not block the street or sidewalk at any time. Grass or street parking is prohibited.

Insurance: all tenants must keep a current copy of their renter's insurance policy on file with the office for the entire term of their lease. Proof of policy must be provided at the time of move in and any subsequent renewal.

I _____ authorize RTS of Cape Coral/ Cape Coral Rentals to obtain a consumer report and any other information it deems necessary for the purpose of evaluating my application. I understand that such information may include but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/ salary details, vehicle records, licensing records and or any other necessary information. I release RTS of Cape Coral/ Cape Coral Rentals and any procurer or furnishing of such information from any liability what so ever in the use, procurement or furnishing of such information and understand that my application may be provided to various state, local and or federal government agencies including, without limitation, various law enforcement agencies. I understand that failure to provide accurate and truthful information can and will be result in denial of my application.

Applicant Signature _____ Date _____



Application for Occupancy

(All residents over the age of 18 must fill out these forms)

Address of Home/Apt. Applying for: _____

How did you hear about us? _____

Move in date: _____ Monthly Rent: _____

Applicant's Name: _____

DOB: _____ Driver's Lic.#: _____

SSN: _____

Cell phone: _____ Work phone: _____

E-Mail Address: _____

Present Address: _____ City: _____

State: _____ Zip: _____ Landlord: _____

Phone: _____

Rent Amount: _____ Rent From: _____ to _____ notice given ? _____

Former address (if applicable): _____ City _____

State: _____ Zip: _____ Landlord: _____

Phone: _____ Rent Amount: _____

Rent From _____ to _____ notice given? _____

EMPLOYMENT

Current Employment: _____ Phone: _____

Supervisor: _____ Your Position: _____

Length Employed: _____ to _____ F\T: _____ P\T: _____ Salary: _____

Per: _____

Other income _____ Amount: _____ Per: _____

VEHICLE INFORMATION

#1: Make & Model: _____

License # : _____ Year: _____ Color: _____

#2: Make & Model: _____

License # : _____ Year: _____ Color: _____



PETS

Do you have pets? _____ How many? _____

Breed? _____ Weight? _____ Age: _____,

Breed? _____ Weight? _____ Age: _____,

Do you plan to get a pet in the future? _____

ADDITIONAL INFORMATION

Will you have any water filled furniture? _____ If so, please specify _____

Have you ever declared bankruptcy? _____ If so, when? _____

Have you ever had an eviction filed against you? _____ If so, please specify _____

Have you ever been charged with a felony? _____ If so, please specify _____

Have you ever been charged with a misdemeanor? _____ If so, please specify _____

Have you ever refused to pay rent/broken a lease? _____ If so, please specify _____

Are you Active Military Personnel? Yes _____ No _____

Are you on Military Reserves? Yes _____ No _____

EMERGENCY CONTACT: _____

Relationship: _____ Phone: _____

By signing below I attest that all information provided is true and correct to the best of my knowledge. Furthermore, I authorize RTS of Cape Coral and Cape Coral Rentals to verify all information containing in this application including obtaining a credit report. Misstatements, either false or incorrect, can be deemed reason for denial of occupancy. I understand that due to Fair Credit Reporting Act that I will not be furnished a copy of my credit report from RTS of Cape Coral and Cape Coral Rentals or it's members. Agent may share the results of this report with anyone involved in this rental property, be its agents, or owners.

Applicant's Printed Name: _____

Applicant's Signature: _____ Date ____/____/____



NON-REFUNDABLE HOLDING FEE

Fees:

Two (2) Week hold: \$250

One (1) Month hold: Equivalent of one (1) month's rent

By my signature(s) below, I _____ request that RTS of Cape Coral/Cape Coral Rentals accept \$_____ as a holding fee for _____ Apt#____, and the payment of such fee shall result in the RTS not accepting any other tenant(s) for rental of this apartment up and until the commencement of my lease on _____. I understand that this fee will be credited to my security deposit when I move in.

I further understand and agree that if I should change my mind or become unable to move in for any reason, other than RTS of Cape Coral/Cape Coral Rentals exercising discretion not to rent the apartment, this holding fee will be forfeited by me, and I will receive no refund of the fee.

Expectant move in date: _____

Monthly rent per lease will be due upon move in the amount of \$_____.

I acknowledge and agree by my signature below that the additional security fee I will owe at the time of move in is calculated as follows:

Total security deposit per lease of \$_____

Less Holding Fee of \$_____

With a balance of \$_____, and due upon move in.

Lastly, I agree and acknowledge that RTS of Cape Coral/Cape Coral Rentals may choose not to rent to me for any reason; however, upon RTS so electing not to rent to me, I will be entitled to a full refund of the holding fee.

Tenant Signature Date

Property Manager Signature Date

Tenant Signature Date



From: RTS Cape Coral Rentals
836 Lafayette St
Cape Coral, FL 33904
239-541-8180
www.apartmentsincapecoral.com

I hereby authorize the release of my employment information to RTS Cape Coral Rentals.

Applicant Name

Applicant Signature

Date

The above applicant has made application to rent one of our homes. We respectfully request that you assist us in qualifying said applicant by taking a moment to fill out the information attached. Thank you in advance for a prompt response.

RTS of Cape Coral/Cape Coral Rentals

Date



TO BE COMPLETED BY EMPLOYER

Name of Applicant: _____

Position (Job Title): _____

Date of Hire: _____

Pay rate: Hourly*: _____ Monthly: _____ Annually: _____

*If hourly, average number of hours worked per week: _____

Is there any anticipated change in the employee's salary in the next 12 months?

Likelihood of continued employment (circle one): Strong Average Poor

Additional comments: _____

Signature

Title

Phone Number

Date



VERIFICATION OF RENTAL HISTORY

TO: _____

We are requesting verification of rental history for the individual named below, who states they are a present or former tenant.

Please return via fax to 239-541-8177.

Thank you for your cooperation.

Cordially,
RTS OF CAPE CORAL/CAPE CORAL RENTALS

I HEREBY AUTHORIZE YOU TO RELEASE INFORMATION REGARDING MY TENANCY TO THE RTS OF CAPE CORAL/CAPE CORAL RENTALS.	
_____	_____
Tenant Signature	Date

Rental history of _____

Date moved in _____ Moved out _____

Monthly rent \$ _____ Was rent paid on time? _____ Number of times late _____

What was included in rent? _____

Number of persons in family: _____ Did they follow the rules? _____

Complaints by others (explain) _____

Care of rental unit: _____

Any damage? _____ Any pets? _____

Overall rating of tenant (good, fair, poor, explain) _____

Would you rent to them again? _____

Did they give notice to move? _____

If former tenant, did you return full security deposit? _____

If not, why? _____

Person providing information: _____

Title: _____ Phone: _____