



Link Realty Inc. 1517 Oakfield Dr., Brandon, FL 33511
Phone: (813) 684-0036 Fax: (813) 684-7411

APPLICATION FOR RESIDENCY -Must be filled out completely and fee must be paid before processing-Thank you.

Form with multiple sections: APPLICANT (LAST, FIRST, MIDDLE, MAIDEN, MARRIED), SPOUSE/ROOMMATE, HOME PHONE NUMBER, EMAIL ADDRESS, PROPERTY APPLYING FOR, APPLICANT PRESENT ADDRESS, LANDLORD MTG CO., PREVIOUS ADDRESS, CO-APPLICANT PREV ADDRESS, APPLICANT PRESENT EMPLOYER, APPLICANT PREVIOUS EMPLOYER, CO-APPLICANT PRESENT EMPLOYER, EMERGENCY CONTACT, AUTOMOBILE 1 & 2, PERSONAL DESCRIPTION, CHILDREN OCCUPYING, and signature lines for Applicant and Spouse/Roommate.

\*\*\*\*\*Application Fee\*\*\*\*\*

\$50.00 Per person over 18yrs PLUS \$15.00 Per person coming from out of state. Payment made to Link Realty Inc.

FOR OFFICIAL USE ONLY! CENTURY 21 LINK REALTY INC. FULL REPORT (FRCRM) OUT OF STATE (OSCRM) Profile Summary

## Statement of Qualifying Criteria

*Thank you for visiting and applying.*

To assure our neighbors of a well-maintained community, as well as enjoyable neighbors, we require that all prospective residents meet the following qualifying criteria when completing the rental application:

**Applicant must be employed or have verification of income.** We require a copy of applicant(s) pay stubs for the last 2 months or a letter from employer indicating applicant(s) gross weekly/monthly income. We require gross monthly income to be at least 3 times the monthly rental rate. If income from employment is the primary source of income, a minimum of six months at the same place of employment must be verified. Self-employment will require the applicant's previous year's tax return as income verification. Income other than wages from employment such as tips, commissions, school subsidies, or allowances from parents will require notarized verification.

**Applicant must have a minimum of one-year verifiable rental history.** Verifiable rental history for a period of at least 12 months, in which all the lease terms have been satisfactorily fulfilled, is required. Negative rental history, eviction, or outstanding monies owed to a previous landlord are unacceptable. If applicant owned a home, applicant must furnish all mortgage information. If applicant has no prior verifiable rental history an additional security deposit up to a full month's rent will be required.

**Applicant must physically reside in the dwelling for which they are applying.** Applicant must live in the rental unit and must disclose all persons that will be occupying the unit. All persons under the age of 18 are subject to background checks prior to occupancy. All persons 18 years of age or older must be a leaseholder and qualify for the unit with the applicant.

**Credit history for a two-year period prior to this application will be evaluated.** No credit history as well as discharged bankruptcies is acceptable. Negative credit history, other than not fulfilling terms of a lease contract, will be considered provided there are more positive accounts than negative accounts. More than 30% of applicant's credit accounts showing negative remarks are unacceptable.

**A criminal background check will be done on all applicants and any occupant 18 years of age or older.** No felony convictions within the past seven (7) years will be accepted. No misdemeanor convictions against persons or property, prostitution or drug related offenses will be accepted.

**If rental property is a single family dwelling or single unit, landlord reserves the right to ask for a security deposit equal to one month's rent and first and last month's rent in advance.**

**If you are inquiring about an apartment or duplex, occupancy limits have been established per unit size.** Maximum number of persons allowed is as follows with no more than three unrelated adults per apartment or duplex in either a two or three bedroom floor plan: Studio/Efficiency- no more than 2 persons | One Bedroom- no more than 2 persons | Two Bedroom - no more than 4 persons | Three Bedroom- no more than 6 persons

We do business in accordance with the Federal Fair Housing Law. We do not discriminate against any person because of race, color, religion, sex, national origin, familial status or disability.

I have read and understand the above qualifying criteria.

Note: False information given on an application will be grounds for rejection of the application.

Applicant : \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

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### RENTAL VERIFICATION

Name of Applicant: \_\_\_\_\_

I hereby authorize release of the information requested below for my rental address at:

Address \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

IMPORTANT: This application must be completed, signed, dated and faxed to (813) 684-7411 or email to [info@linktorentals.com](mailto:info@linktorentals.com). We WILL NOT process your application until all signatures and payments are received. We process applications on a first come first serve basis.