

PARK SIDE, LLC
3020 S. Florida Ave. Ste 101
LAKELAND, FLORIDA 33803
(863) 619-7103 ext. 300 FAX (863) 619-7995

RENTAL POLICY

Park Side, LLC requires the following for approval to reside for our community:

Income

- Applicant or spouse combine income must be three times the monthly rent amount.
- If a roommate, applicant must make 3 times 75% of the total monthly rent.
- If applicant is retired then ratio required is 2 times the monthly rent.
- Income amounts must be verified in writing, applicant may provide recent pay stub.
- If applicant is self employed, then most recent tax returns or statement from CPA must be provided.

Supplemental Income

- All supplement income must be verified in writing.

Rental History

- Applicant must have 24 or more months verifiable rental/mortgage history during the past 2 years with a **maximum of 1 late payments / NSF during the past 12 months**.
- Applicant may have 18 months of rental history with no late payments or NSF.
- Applicant must have no lease violations requiring legal notice.
- Applicant must not receive a "No" answer to the question "Would you re-rent."
- If applicant has rented from a private landlord the past 12 months, then applicant must provide most recent 3 canceled check or money order receipts of rental payments made to private landlord.

Credit History

- Applicant must have a **satisfactory credit rating** of report obtained from a major credit bureau. (An acceptable credit score is over 600.)

In addition to above criteria, applicant must meet below criteria, or application will be denied.

Criminal History

- Applicant must not have had a felony and/or misdemeanor record for the past 10 years. Any convictions for any length of time for any drug related, sexual related, murder related, or arson related crime will be automatically denied.

Eviction/Broken lease

- Applicant must not have been evicted or moved out without notice from any residence that past 10 years.

Applicant Signature/Date

Last Name	First	Middle	Birthdate	So. Sec. No.
-----------	-------	--------	-----------	--------------

Other Occupants Relationship to you

1. _____

2. _____

3. _____

Part I Residence History

Present Address	City/State/Zip	How Long?	Own/ Rent?
Name & Address of Present Landlord/Mortgage Co.			Phone Number
Previous Residence Address	City/State/Zip	How Long?	Own/ Rent?
Name & Address of Previous Landlord/Mortgage Co.			Phone Number

Part II Employment History - Past two years

Employed by	Supervisor's Name	How long?
Phone Number & Fax Number	Position Held/Occupation	Salary
Previously Employed by	Supervisor's Name	How long?
Phone Number	Position Held/Occupation	Salary
Previously Employed by	Supervisor's Name	How long?
Phone Number	Position Held/Occupation	Salary
Previously Employed by	Supervisor's Name	How long?
Phone Number	Position Held/Occupation	Salary

Additional Income
 Additional Income such as child support, alimony, or separate maintenance need not be disclosed unless such additional income is to be included for qualifications hereunder

Source: _____ Amount of \$ _____ per _____

Part III Applicant's Signature

_____ Signature _____ Date

Applicant's signature assures that all forgoing information provided to Park Side, LLC is true and accurate to the best of the applicants knowledge. Any false information will be subject for termination of application process. Also by signing the application, you give consent to Park Side, LLC to have the right to contact your current employer and landlord for verification purposes only.

PARK SIDE, LLC
3020 S. Florida Ave. Ste 101
Lakeland, FL 33803
(863) 619-7103 ext. 300 FAX (863) 619-7995

Name _____

PLEASE ANSWER YES OR NO TO THE FOLLOWING QUESTIONS. IF YES, PLEASE EXPLAIN IN DETAIL THE CIRCUMSTANCES REGARDING THE SITUATION ON THE LINE PROVIDED.

Have you ever had an eviction filed against you?

No _____ Yes, _____

Have you ever left owing money to any owner or landlord?

No _____ Yes, _____

Have you applied for residency anywhere in the past 2 years, but did not move in?

No _____ Yes, _____

Have you ever had adjudication withheld or been convicted of a felony and/or misdemeanor?

No _____ Yes, _____

REFERENCES:

Please provide **THREE** references with their name, phone number, and relationship to you. **Do not list any family members as references.**

1. _____

2. _____

3. _____

Vehicle Information:

DRIVER'S LICENSE#: _____ **VEHICLE TAG#:** _____

MAKE, MODEL, COLOR: _____

PARK SIDE, LLC
3020 S. Florida Ave. Ste 101
Lakeland, FL 33803
(863) 619-7103 ext. 300 FAX (863) 619-7995

ParkSide Apartments

CONTACT INFORMATION

TELEPHONE: _____
HOME: _____
BUSINESS: _____
CELL: _____

RELEASE OF INFORMATION AND AUTHORIZATION FOR VERIFICATION OF APPLICATION

Applicant represents that all statements information on the application for rental are true and complete, and hereby authorized an investigative consumer report and verification of any and all information relating to residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application. Termination of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State. I hereby release Park Side, LLC and any of the above from any liability and responsibility arising from their doing so. Facsimiles of this authorization may be used to facilitate multiple inquiries. In the event you receive a facsimile of this authorization, it should be treated as an original and the requested information should be released to facilitate my application for residency. **I understand once I have been approved for a unit, a security deposit will be required to hold the unit for no more than 15 days. I also agree that \$ 250.00 of my deposit will be forfeited to owner as an administrative fee if I am offered a unit and I decide not to rent at this property.**

Signature Date

Print Name