



Pineapple
GULF PROPERTY
MANAGEMENT INC

350 S. Indiana Ave.
Englewood FL 34223
Office (941) 473-0333 Fax (941) 473-0330
www.RentEnglewood.com
BarbL@RentEnglewood.com
Nicole@RentEnglewood.com

ANNUAL APPLICATION PROCESS

Attached, please find an application to be fully completed, dated and signed. We will need copies of your government issued ID, two months of complete bank statement and two months of current proof of income (pay stubs, retirement, dividends, monthly income of every type, court decree on child support or alimony). Self-employed must provide last 2 years of tax returns. Applicant (s) must have a combined income of **three times** the monthly rent. Return all requested information to our office, by fax or email. It takes 4 full business days to process your application. We will not run a credit report until we have received payment of \$400 plus the application fee of \$50 per applicant. Visa, Master card and cash are accepted. Sorry, No checks!!!

Thank you,
“The Pineapple Girls”
Pineapple Gulf Property Mgmt. Inc.



Approximate Move in Cost	
App fee	\$
Pet Fee	\$
Rent	\$
Pro-Rated	\$
Last month	\$
Security Dep.	\$
Water Dep	\$
Total Due	\$

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SELECTION CRITERIA

To guarantee compliance with the Federal Fair Housing Acts, a separate application is required for each applicant over the age of eighteen (excluding dependent children) who will reside at the property.

Applicants will NOT be accepted on a “first come, first served” basis.

Pineapple Gulf Property Management Inc. does not discriminate on the basis of age, race, color, creed, religion, sex, national origin, handicap or familial status.

The following is the criteria for qualifying an applicant as a resident and must be included with the application:

1. Application will be fully completed, dated and signed.
2. Application will be reviewed at the time of submission to ensure we have all information needed to determine eligibility.
3. Applicant will be required to provide proof of identity with photo (such as a state driver’s license).
4. Applicant must have a combined income of **three times** the monthly rent.
5. Applicant will be required to place a Reservation deposit but does not in any way guarantee that the applicant will be approved for the property for which application was made.
6. Family size must be in compliance with the available unit per HUD guidelines.
7. Applicant will be required to provide two months of paystubs & two months of complete bank statements.

APPLICANTS MAY BE DENIED OCCUPANCY FOR THE FOLLOWING REASONS:

- a. Falsifying an application.
- b. Incomplete application.
- c. Poor rental history profile such as:
 - Non-payment of rent
 - A filed eviction (unless a stipulation was adhered to)
 - A felony of illegal manufacture or distribution of a controlled substance within the last 7 years.
 - A history of poor or unsanitary housekeeping.
 - A history of sexual related offenses for any time period
- d. History of unruly or destructive behavior by resident or a member of the resident’s household.
- e. Poor personal references.
- f. Poor credit history (such as delinquent real estate accounts from evictions or broken leases).
- g. A documented Criminal Record. If an arrest record exists within five years, it is up to the applicant to provide written verification from the proper authorities as to the final disposition of innocence or that the case was dropped.
- h. Criminal and eviction records will be verified by an independent company.

Pineapple Gulf Property Mgmt., Inc. adheres to all federal, state and local fair housing and equal opportunity laws.



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RENTAL APPLICATION AND DEPOSIT RECEIPT

Total Number of Applicants: . Each Applicant must complete a separate application and submit a separate application fee of **\$50.00**. **A COPY OF A CURRENT PHOTO I.D IS REQUIRED TO ACCOMPANY EACH APPLICATION. PROOF OF INCOME IS CONSIDERED NECESSARY TO COMPLETE THE APPLICATION PROCESS.**

Anticipated Move-in Date: _____ **Rental Address:** _____

Application Fee of **\$50.00 per adult resident 18 and over**. **A Reservation Deposit of \$400.00 per property is due as part of this application to confirm the rental property.** (CERTIFIED FUNDS OR VISA/MC- ONLY) **NO CHECKS.....** Typical Funds due before Move-in include: 1 full Months' Rent, any Pro-Rated Rent, Last month's Rent, Security Deposit, **\$150.00** refundable water deposit and if applicable a **\$275.00** Non-refundable Pet fee. **FIRST MONTHS RENT AND ALL DEPOSITS ARE COLLECTED IN CERTIFIED FUNDS OR CASH ONLY.** If Association Approval is required you will be asked to make a check payable to Condo Association or HOA in the amount requested.

Acceptance of this application and the Reservation Deposit does not constitute consideration for the lease and the offer to lease is not binding until approved by landlord. If your application is approved, and you fail to enter into a Lease or fail to take possession under the terms of your Lease, you understand and agree that the entire Reservation Deposit shall be forfeited as liquidated damages. In addition, if you have already entered into a Lease, you will be held liable for all rents and damages as set forth in the Lease. If your application is not approved, you will receive a refund of your Reservation Deposit in full within **15** days. All application fees are totally non-refundable. When a Lease is signed, the **Reservation Deposit shall be applied toward any advance payments due under the Lease.** Pineapple Gulf Property Management, Inc. is the Agent of the Landlord and is compensated for its services by the Landlord.

1. First		Middle	Last
Phone:		Cell:	Fax:
SS#:		DOB:	
2. If you are currently an out of state resident, have you ever lived in FL?		Yes	No
Present Address		County:	City, State,Zip:
From:	To:	Mortgage/Rent:	
Landlord/Complex:		Phone	
Previous Address		City, State,Zip	
From:	To:	Mortgage or Rent:	
Landlord/Complex:		Phone:	
Closest Relative:		Phone:	
Closest Relative:		Phone:	
Personal Reference:		Phone:	
Personal Reference:		Phone:	

3. Employer Name:		Contact:		Phone:	
Position:		Gross Monthly Income:		From:	To:
4. Number of Occupants:					
Name:		Age:		Relationship:	
Name:		Age:		Relationship:	
Name:		Age:		Relationship:	
Name:		Age:		Relationship:	
5. DL#:			State:		
Vehicle Make:		Model:		Year:	
Vehicle Make:		Model:		Year:	
Vehicle Make:		Model:		Year:	
Vehicle Make:		Model:		Year:	
No more than 2 vehicles per household without landlord's written consent					
6. Do you have commercial vehicle, boat, trailer, RV or motorcycle?		Yes	No	If yes, they may be prohibited	
Type:	Make:	Year:		Tag#	
Type:	Make:	Year:		Tag#	
7. Has eviction ever been filed against you?		Yes:		No:	
Have you been convicted of a felony of any kind? Distribution of a controlled substance within the last 7 years? Felonies resulting in bodily harm or intentional damage or destruction of a property within the last 7 years?				Yes:	No:
If yes, in what county and state		County:		State:	Date:
Have you ever willfully withheld rent?		Yes:	No:	If yes, please attach explanation of why	
If "Yes" is answered to any of the above questions, this application may be declined.					
8. Please list you financial obligation: loans, credit cards, etc. payments of any type					
Name:		Bal Owed:		Payment:	
Name:		Bal Owed:		Payment:	
Name:		Bal Owed:		Payment:	
Name:		Bal Owed:		Payment:	
Name:		Bal Owed:		Payment:	
9. Do you have Pets?		Yes:	No:	If yes how many?	
Pet Name:		Type:	Breed:		Lbs:
Pet Name:		Type:	Breed:		Lbs:
10. Do you own a waterbed		Yes:	No:	Proof of flotation bed insurance required	
11. Emergency Contact:			Phone:		Phone:
12. Please tell us how you heard about Pineapple Gulf Prop. Mgmt Inc.:					

By signing below, the applicant(s) agrees to hold harmless BROKER, the tenant verification service and all providers of information on the prospective tenant(s) listed above. I do hereby authorize with my signature, the release of all public records, credit report, rental information, and employment verification, whether by fax, photo-copy or original signature. All adult applicants must complete and sign a separate application with attachments and agree to a full disclosure of the findings to the property owner and agree to future credit verifications during or after the lease period if necessary for collection proceedings. A copy of the credit report will **not** be given to the applicant. This application is the property of Pineapple Gulf Property Management, Inc. I affirm that all the information on this application and attached employment verification forms is true, accurate, complete and correct and agree that if this is not so, my application may be denied and/or my lease will be held in default and I may be subject to eviction. **I also affirm that I have read and understand the rental criteria on the reverse side of this application.**

Applicant's Signature: X _____ Date: X _____

E-mail address: _____

Pineapple Gulf Property Management, Inc. Tenant Selection Criteria

1. All Adult applicants 18 and over excluding dependent children must submit a fully completed, dated and signed residency application and fee. Each Applicant must provide a government issued photo ID. A Non-refundable Application fee is due for each individual or guarantor, who is to be a party to the lease. A minimum of \$275.00 non-refundable Pet application fee is also required if pets are to be considered. In the event applicant is renting a unit governed by a condominium or homeowner's association, the applicant may be required to submit a separate application, pay a separate application fee and pay an additional security deposit. Occupancy will not be given until the funds clear payee's bank. Only checks drawn on a U.S bank will be accepted. Application turnaround time is usually 4 full business days. Employment, Landlord or out of state verifications may take up to an additional 2 business days.
2. Applicants must have a combined gross income of at least **(3) three times the monthly rent**. A minimum of three (3) years residential history is required. Credit history and Civil Court Records that contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past five (5) years are subject to property owner's consideration for approval or denial. All Bankruptcies must be fully discharged. We will not provide you with the credit report or tell you of its contents. See Disclosure 1 below.
3. **Self-employed applicants are required to produce upon request two (2) years of tax returns or 1099s. Non-employed individuals must provide proof of income. All sources of other income must be verifiable if needed to qualify for a rental unit. Please provide 1 month of pay stubs with application.**
4. Previous rental history reports from 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 unit or failure to leave the property clean and without damage at time of lease termination.
5. No pets (with the exception of service animals) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Certificate of medical necessity is required for service animals and fees deposits are waived for these animals. The following breeds of dog **will not** be accepted due to insurance liability: **Rottweilers, Dobermans, Pit Bulls (A.K.A. Staffordshire Terriers), Bull Terriers, Wolf hybrids, German Shepherds, Chows.**
6. We reserve the right to determine the amount the Tenant(s) will be required to pay as security deposit and additional prepaid rent depending on the results of this report.
7. Current occupancy standards are a maximum of 2 persons per bedroom and may change per HUD guidelines.
9. It is the landlord's right under the lease to report all non-compliance with terms of your lease agreement or failure to pay rent or any other charges to the credit bureau. As the Landlord's agent, Pineapple Gulf Property Management may submit non-payment information to the credit bureau at owner's request.
10. Payment of a Reservation Deposit does not in any way guarantee that the applicant will be approved for the unit for which application was made. The unit will remain on the market for rent until applicant and landlord have bilaterally executed a lease. If the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. Once this application is approved, this deposit shall be applied to money due under the lease terms.

DISCLOSURE 1: Pursuant to Federal Fair Credit Reporting Act, 15,U.S.C. Section 1681, et seq., as amended by the Consumer Credit Reporting Reform Act of 1996 if the Owner denies you residency or asks for additional security deposit, advance rent or a co-signer based on the information obtained from this application you may request a copy of your credit report from the credit reporting agency within 60 days of your denied application for residency. An adverse action letter will contain numbers for the credit reporting source being used by Pineapple Gulf Property Management, Inc.

DISCLOSURE 2: Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals living in their communities. Tenants who deem this information material should contact FDLE toll free at 1-888-357-7332, via e-mail at sexpred@fdle.state.fl.us, or via the Internet at www.fdle.state.fl.us/sexualpredators.

DISCLOSURE: 3: SCHOOL DISTRICTS At some point in the lease application process, you may be provided with information regarding the school boundaries for a particular property. Due to school overcrowding in certain areas, school boundaries are subject to change. As a result, the information available to the Owner and the Realtor may not be accurate or current, even though it appears to be from a reliable source. If this information is important to you, contact the local school board directly to verify the correct school boundaries for the particular property you are intending to rent prior to signing a lease.



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Disclosure

RADON GAS Notice to Tenant

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. Pursuant to 404.056 (8), Florida Statutes.

ENERGY EFFICIENCY RATING DISCLOSURE AND REQUEST

Tenant has the right to have the energy efficiency rating of the building for occupancy determined. Landlord acknowledges receipt of the Florida Energy Efficiency Rating System.

X _____
Tenant

X _____
Date

Pineapple Gulf Property Management, Inc. _____
Property Manager



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LANDLORD VERIFICATION

PROSPECTIVE TENANT SIGN BOTTOM ONLY

REQUIRED INFORMATION-PLEASE FAX THE INFORMATION BACK AS SOON AS POSSIBLE

DATE: _____

TO: _____

**Return To: Pineapple Gulf Property Management
 350 S. Indiana Ave.
 Englewood, Fl. 34223**

Tenant's Name _____

Has applied for a property that we manage and our company is requesting verification on their rental history.

Move in date _____ Lease Exp Date: _____ Move out date: _____

Monthly rent \$ _____ Includes Utilities _____ Non-Sufficient funds? _____

Questions:

Are they currently under lease or contract? _____ Is there a balance on acct? _____

Was proper notice given? _____

Did the tenant give their 30 day notice _____

Did the tenant have any pet's _____

Did the tenant follow rules or regulations? _____

Did they maintain the property _____

If they applied to rent from you again would you accept them? _____

Comments: _____

Thank you in advance for your assistance. If you are not able to complete the reference or have questions, please contact me.

Date: X _____ **Applicant/Tenant Signature X** _____



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JOB VERIFICATION

PROSPECTIVE TENANT SIGN BOTTOM ONLY

Required Information – PLEASE FAX THE INFORMATION BACK AS SOON AS POSSIBLE

Date _____

To: _____

Return to: Pineapple Gulf Property Management, Inc.
350 S. Indiana Ave.
Englewood, FL 34223

Tenants' name(s): _____ has applied for a property that we manage and our company requires verification on their job history. Could you please answer a few questions? Yes___ No___

INFORMATION BEING REQUESTED

Applicant's Position _____ From _____ To _____

Gross Monthly Income \$ _____ Additional Income (Commission or Bonus) _____

Employer's verifying Agent Name _____

Verifying Agent's Title _____

Is employee on salary Yes ___ No ___ Amount: _____

Full Time Hours _____ Part Time Hours _____

Thank you in advance for your assistance. If you are not able to complete the reference or have questions, please contact me.

Date: X _____

Applicant/Tenant Signature: X _____



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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Lead Warning Statement- *Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.*

Lessor's Disclosure (OWNER)

_____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

_____ Lead-based paint and/or lead-based painting hazards are present in the housing (explain).

_____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the lessor (check one below):

_____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgement (TENANT)

_____ (c) Lessee has received copies of all information listed above.

_____ (d) Lessee has received the pamphlet ***Protect Your Family from Lead in Your Home.***

Agent's Acknowledgement (initial)

_____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

 Lessee Date

 Lessee Date

 Agent of Lessor Date



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Drug/Crime Free Addendum

In consideration of the execution or renewal of the lease, Owner, Management and Resident agree as follows:

- 1. Resident, any member of the Resident’s household, or a guest or other person under the Resident’s control shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. “Drug-related criminal activity” means the illegal manufacture, sale, distribute, store, transport or use of a controlled substance including but not limited to marijuana or cocaine and/or illegal drug paraphernalia.**
- 2. Resident or member of the household, or guest or other person under the Resident’s control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on, near or within sight of the premises.**
- 3. Resident or member of the household will not permit the dwelling unit inside or out to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.**
- 4. Resident or member of the household will not engage in the manufacture, sale, storage, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.**
- 5. Resident, any member of the Resident’s household, or a guest or other under Resident’s control shall not engage in any illegal activity including but not limited to prostitution, public drunkenness, lewd behavior, trespass by your guests if they have previously received a trespass warning, dangerous operation of a motor vehicle in the premises, disorderly conduct, street gang activity, battery, assault, discharging weapons, acts of violence or threats of violence, sexual crimes on or off the premises, or any breach of the lease agreement that otherwise jeopardizes the safety or welfare or any persons.**
- 6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this addendum shall be deemed a serious violation and material noncompliance with the Rental Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, **PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION**, but shall be a preponderance of the evidence.
- 7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.**

X _____
Tenant

X _____
Date