STATEMENT OF RENTAL POLICY
FOR RESIDENTIAL MANAGEMENT

Welcome to Waterford Park Apartment Homes! Thank you for choosing our community. We require that each Applicant and adult (18 or over) occupant meet certain rental criteria. Before you fill out our Rental Application, we suggest that you determine whether you meet our requirements. Please note that the term “Applicant” provided below applies to all Residents to be identified on the Lease Contract and the person or persons to be responsible for paying the rent. Please note that these represent our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by Owner prior to these requirements going into effect. Additionally, our liability to verify whether these requirements have been met is limited to the information we receive from the various credit reporting services used.

APPLICATION SCREENING CRITERIA

All applicants must have a Social Security Number and will be approved on the following basis:

1. Applicant or applicants must be a minimum of eighteen (18) years of age or older. All applicant(s) must be able to provide a copy of their Social Security card. Minors under the age of eighteen (18) are not required to apply but MUST be listed under Occupants. Everyone residing in the apartment eighteen (18) years or over must complete and application and be listed as a lease holder.

2. Occupancy Guidelines:

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<tr>
<th>TYPE OF APARTMENT</th>
<th>MAXIMUM # OF OCCUPANTS</th>
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<tr>
<td>ONE BEDROOM</td>
<td>2</td>
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<tr>
<td>TWO BEDROOM</td>
<td>4</td>
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</table>

3. Application Fee, Deposit, Administrative Fee

A non-refundable application fee of $99.00 Made payable to Waterford Park is required per person for processing. If the application is approved, the standard deposit of $ 400 and $ 250 non-refundable administrative fee is then required to hold an apartment. These deposits/fees are payable by a certified check or money order only. This will secure the apartment for agreed upon move in date. All application fees, administrative fees and deposits are non-refundable if Applicant(s) decides not to move or cancels for any reason.

4. Employment / Income Requirements

Verifiable income equivalent to three (3) times the monthly rent is required. Verifiable income shall include income as confirmed by four (4) weeks’ worth of recent computerized pay stubs. For self-employed applicants, we will accept the most recent (2) year’s tax returns or a notarized letter from your CPA to verify the income listed on this application.

Applicant must provide a proper form of income verification prior to us processing the application.

5. Credit History

Credit history must reflect a Credit Score of a 580 or above for approval. A Credit Score of 599 - 580 will result in a conditional approval which will require a higher deposit. Credit reports reflecting two or more accounts in collections and/or two or more accounts currently delinquent can be declined.

6. Verifiable Rental History

It is your responsibility to provide the necessary information that allows us to contact your past Landlords. Previous Rental History must have a record of paying your rent on time, no prior evictions, and balances owed no history of default in lease obligations or violations of rules and regulations. If we are unable to verify your previous Landlords we reserve the right to deny your application. Any eviction filings will result in a declined application

7. Criminal History

We complete a thorough criminal background screening.
8. Co-signors / Guarantor

A co-signor / Guarantor will be accepted for lack of income. Guarantor must meet all the same criteria as stated in this application with a verifiable income of at least five (5) times the monthly rent. Co-signor / Guarantor are not accepted for negative credit history or lack of credit history. Only one co-signor/ Guarantor allowed per application.

You will be denied if:

Any information provided on the application is found to be incorrect. In general, if misrepresentations are found after the rental agreement is signed, your rental agreement will be terminated.

Rental Agreement

If you are accepted, you will be required to obtain renters insurance prior to move in date, keys will not be released without proof of renters insurance of at least $100,000 general liability with Waterford Park Apartments named as an additional interest. You will also be required to sign a Lease Contract in which you will agree to abide by the policies of this rental property. A copy of this contract is available for your review prior to move in day if requested. Please read the Lease Contract carefully, as we take each and every part very seriously. It has been written to protect the rights of both our residents and the Owners of the community.

By signing below, I hereby confirm that I have fully read and understand the necessary qualifications set forth.

Applicant 1: ____________________________ Date: ______________
Applicant 2: ____________________________ Date: ______________
Applicant 3: ____________________________ Date: ______________

ALL ITEMS LISTED ON APPLICATION SUBJECT TO CHANGE WITHOUT WRITTEN NOTICE
Revised 11/5/2018

RENTAL APPLICATION FORM

OCCUPANCY DATE: ______________ APARTMENT TYPE: ______________ # OF APPLICANTS: ______________

PETS: Y / N TYPE: ______________ BRED: ______________ WEIGHT: ______________

APPLICANT #1

FIRST NAME: ____________________________ MIDDLE INITIAL: ______________ LAST NAME: ____________________________

DATE OF BIRTH: ______________ SOCIAL SECURITY #: ______________

ARE YOU A CITIZEN OF THE UNITED STATES? YES NO

DRIVER’S LICENSE NUMBER: ____________________________ STATE: ______________

PRESENT ADDRESS

STREET ADDRESS: ____________________________ APARTMENT #: ______________

CITY: ____________________________ STATE: ______________ ZIP CODE: ______________

NUMBER OF YEARS LIVED AT PRESENT ADDRESS: ______________

APPLICANT CONTACT INFO.

WORK: ____________________________ EMAIL: ____________________________ CELL: ____________________________

EMERGENCY CONTACT PERSON

FIRST NAME: ____________________________ LAST NAME: ____________________________ PHONE #: ____________________________

PRESENT EMPLOYER

EMPLOYER NAME: ____________________________ TITLE/POSITION: ____________________________

EMPLOYER ADDRESS: ____________________________ SUITE #: ____________________________
CITY: ___________________________ STATE: ___________________________ ZIP CODE: ___________________________

PHONE: ___________________________ FAX: ___________________________

SALARY
WK $ _______ MO $ _______ YRS _______ ADD’L INCOME: $ _______

LENGTH OF EMPLOYMENT: ___________________________

PREVIOUS EMPLOYER (IF LESS THAN TWO YEARS)
EMPLOYER NAME: ___________________________ TITLE/POSITION: ___________________________
EMPLOYER ADDRESS: ___________________________ SUITE #: ___________________________
CITY: ___________________________ STATE: ___________________________ ZIP CODE: ___________________________

APPLICANT #1 – CONT’D

CURRENT LANDLORD (IF YOU CURRENTLY RENT YOUR HOME)
LANDLORD NAME: ___________________________ PHONE: ___________________________ CURRENT RENT PAID: _______

PLEASE INDICATE HOW YOU HEARD ABOUT FISHERMANS LANDING APARTMENTS (CIRCLE ONE)
APARTMENT FINDER SIGN/DRIVEBY INTERNET REFERRAL FLYER RENT.COM
APARTMENT GUIDE APARTMENTS.COM PRESENT TENANT FOR RENT OTHER _______

MONTHLY PAYMENTS
CREDIT CARDS MONTHLY PAYMENTS BALANCE: $ _______ $ _______ $ _______ $ _______
CAR PAYMENT: $ _______ NUMBER OF CARS (INCLUDING COMPANY VEHICLES): _______
MAKE: ___________________________ YEAR: ___________________________ PLATE: ___________________________
MAKE: ___________________________ YEAR: ___________________________ PLATE: ___________________________

TOTAL NUMBER OF OCCUPANTS IN THE APARTMENT: _______

PLEASE ENTER ALL OCCUPANTS UNDER THE AGE OF 18 BELOW. ANY OCCUPANTS 18 YEARS OR OLDER
MUST FILL OUT AN APPLICATION.

NAME ___________________________ RELATIONSHIP ___________________________ DATE OF BIRTH ___________________________
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NAME ___________________________ RELATIONSHIP ___________________________ DATE OF BIRTH ___________________________

RESIDENTIAL MANAGEMENT, AS OWNER, RESERVES THE RIGHT TO REJECT THIS APPLICATION AND TO
REFUSE POSSESSION OF THE ABOVE MENTIONED ACCOMMODATIONS. I HAVE READ THE FOREGOING AND
CERTIFY THAT THE INFORMATION SUBMITTED BY ME IS TRUE AND CORRECT AND THAT THIS APPLICATION
IS ON MY BEHALF. SUBJECT TO THE ABOVE, APPLICANT AUTHORIZES RESIDENTIAL MANAGEMENT, OR ITS
AGENT, TO PROCESS THIS APPLICATION AND MAKE THE NECESSARY SEARCHES AND INVESTIGATIONS. THE
APPLICATION FEE IS NON-REFUNDABLE.

APPLICANT ___________________________ DATE ___________________________

I hereby confirm that I have none of the following:

Please initial by each below if you have NOT had:
Criminal Record _______ Bankruptcy _______ Court/Tenant-Landlord Filings _______
Civil Judgments _______ Sex Offender Record _______
RENTAL APPLICATION FORM

OCCUPANCY DATE: ___________ APARTMENT TYPE: ___________ # OF APPLICANTS: ________

PETS: Y / N TYPE: _______________ BREED: _______________ WEIGHT: _______________

APPLICANT #2

FIRST NAME: ___________________ MIDDLE INITIAL: _______ LAST NAME: _______________
DATE OF BIRTH: ________________ SOCIAL SECURITY #: _______________
ARE YOU A CITIZEN OF THE UNITED STATES? ___________ YES ___________ NO

PRESENT ADDRESS
STREET ADDRESS: ______________ APARTMENT #: ______________
CITY: ______________ STATE: ______________ ZIP CODE: ______________
NUMBER OF YEARS LIVED AT PRESENT ADDRESS: ______________

APPLICANT CONTACT INFO.
WORK: ______________ EMAIL: ______________ CELL: ______________

EMERGENCY CONTACT PERSON
FIRST NAME: _______________ LAST NAME: ______________ PHONE #:: ________________

PRESENT EMPLOYER
EMPLOYER NAME: _______________ TITLE/POSITION: _______________
EMPLOYER ADDRESS: _______________ SUITE #: _______________
CITY: _______________ STATE: ______________ CITY: _______________
PHONE: _______________ FAX: _______________

SALARY
WK $ ___________ MO $ ___________ YR$ ___________ ADDT’L INCOME: $ ___________ 

LENGTH OF EMPLOYMENT: _______________

PREVIOUS EMPLOYER (IF LESS THAN TWO YEARS)
EMPLOYER NAME: _______________ TITLE/POSITION: _______________
EMPLOYER ADDRESS: _______________ SUITE #: _______________
CITY: _______________ STATE: ______________ ZIP CODE: ______________
PHONE: _______________ FAX: _______________

APPLICANT #2 – CONT’D

CURRENT LANDLORD (IF YOU CURRENTLY RENT YOUR HOME)
LANDLORD NAME: ______________ PHONE: ______________ CURRENT RENT PAID: ______________

PLEASE INDICATE HOW YOU HEARD ABOUT WATERFORD PARK APARTMENTS (CIRCLE ONE)
APARTMENT FINDER SIGN/DRIVEBY INTERNET REFERRAL FLYER RENT.COM APARTMENT GUIDE APARTMENTS.COM PRESENT TENANT FOR RENT OTHER

MONTHLY PAYMENTS
CREDIT CARDS MONTHLY PAYMENTS BALANCE: $ ___________ $ ___________ $ ___________ $ ___________
CAR PAYMENT: $ ___________ NUMBER OF CARS (INCLUDING COMPANY VEHICLES): ______________

-4-
MAKE: __________________________  YEAR: ____________  PLATE: ____________
MAKE: __________________________  YEAR: ____________  PLATE: ____________
DRIVER’S LICENSE NUMBER: __________________________  STATE: __________________________
TOTAL NUMBER OF OCCUPANTS IN THE APARTMENT: ____________

PLEASE ENTER ALL OCCUPANTS UNDER THE AGE OF 18 BELOW. ANY OCCUPANTS 18 YEARS OR OLDER MUST FILL OUT AN APPLICATION.

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______________  ______________
APPLICANT      DATE

I hereby confirm that I have none of the following:

Please Initial by each below if you have NOT had:

Criminal Record ______  Bankruptcy_______  Court/Tenant-Landlord Filings_______
Civil Judgments_______  Sex Offender Record_______
FAIR HOUSING STATEMENT

IT IS THE POLICY OF RESIDENTIAL MANAGEMENT AND WATERFORD PARK APARTMENTS TO TREAT ALL CURRENT AND PROSPECTIVE RESIDENTS IN A FAIR, PROFESSIONAL MANNER, WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, HANDICAP OR NATIONAL ORIGIN.

“THIS IS AN EQUAL HOUSING OPPORTUNITY COMMUNITY”

I HAVE READ AND UNDERSTAND THE RENTAL POLICY OF THIS COMMUNITY.

___________________________________  ____________________
APPLICANT SIGNATURE                     DATE

___________________________________  ____________________
APPLICANT SIGNATURE                     DATE
LANDLORD VERIFICATION

I hereby authorize the landlord indicated below to release all information regarding my tenancy.

Applicant Signature: ____________________________
Applicant Name: ____________________________
Apartment #: ____________________________

Landlord Name: ____________________________
Landlord Address: ____________________________
Phone#: ____________________________
Fax#: ____________________________
Email: ____________________________

TO WHOM IT MAY CONCERN:
The above named applicant/resident is applying for an apartment within our community. We ask your cooperation in providing the following information and any other information concerning the applicant/resident which you feel may be of interest to a landlord. Please complete and fax back to (954) 749-1326 or email to Waterfordpark@resimgt.com. Any questions please contact us at (954) 749-8991.

Thank you in advance for your prompt response to our request.

Management Representative

1. What was the applicant’s rent? ____________________________
2. Did the applicant pay rent on time? _______ If no, how many times late __________
3. What was the applicant’s length of residency? _______ Was Proper Notice Given? ______
4. Did the applicant break their lease? _______
   - If yes, was proper notice and fees paid? _________________________
5. Did the applicant leave the apartment in good condition? _________________________
6. Would you consider applicant’s standing with your community:
   ☐ Excellent ☐ Good ☐ Fair ☐ Poor
7. Any Pets? ______________ Additional comments? _________________________

Signature of Landlord: ____________________________ Date: ____________________________
Print Name: ____________________________
Telephone #: ____________________________

Dear Future Resident,

While we are proud of our reputation for quality of life and safety, accidents happen; even when people are careful. But damage caused by a resident is usually the financial responsibility of that resident, not the property owner. These accidents—such as bathtubs overflowing, kitchen fires, or damage to the common areas—can create significant financial hardship for apartment residents. That is why liability or property damage insurance is required in our lease.

To fulfill your lease recommendation, all new and renewing residents are required to provide evidence of liability or property damage insurance at a minimum limit of $100,000. You may choose the insurance company and the policy limits that are most appropriate to your situation, providing the minimum coverage level is satisfied. If you arrange your own policy simply provide proof of this coverage, with Waterford Park Apartments listed as an “additional interest” or “interested party”.

Please note that this community’s insurance does not cover a resident’s possessions if they are damaged or stolen. To obtain coverage for your possessions we strongly recommend your purchase a policy that includes “contents” insurance.
For the convenience of residents that do not have a specific insurance agent identified, we have arranged for a convenient, affordable insurance option for this community. First American Property & Casualty Insurance Company has made available Renters Insurance Select, an insurance program developed for multifamily residents. There is no application and acceptance is guaranteed for residents of this community.

Please indicate your insurance election below.

☐ I have arranged for liability or property damage insurance coverage through ____________________________, and have listed Waterford Park Apartments as an “additional interest” or “interested party” on my policy. I understand that it is required that I maintain liability or property damage coverage for the duration of my lease.

☐ I have enrolled in Renters Insurance Select for liability and contents insurance.

☐ I make no election at this time, but will provide proof of liability or property damage coverage prior to receiving keys to the apartment.

_________________________________________  __________________________________________
Applicants Signature                               Date