

ASHCORT PROPERTY INVESTMENTS

Rental Process & application.

Application Processing / Time Frame:

Normally it takes between 3-4 days to process an application, in some cases where a third party approval is required it may take longer, you will be informed as soon as possible upon determination of approval or denial. All applicants over the age of 18 must submit a fully completed, dated and signed application request along with the application fee.

No available rental property will be held open for a prospective tenant for more than two weeks unless the prospective tenant is willing to pay a prorated hold fee.

Application Fees:

There is an application fee of \$50.00 per **Adult** (anyone over 18 years of age) the application fee is "non-refundable". The application fee must be submitted with the application or it will be rejected, incomplete applications will also be rejected, fees are non refundable for incomplete or illegible applications.

Some homeowners associations and condominium associations may require you to submit a separate application & application fee.

The Application:

Once your signed application has been received and fees paid we will;
Check your credit report.
Check for past evictions.
Verify your employment.
Verify past landlord references.
Complete a criminal background check.

Once your application has been approved you must place a holding deposit equal to one months rent within 48 hours, in the event that you fail to enter into the lease agreement or refuse to take possession of the property on or before your applied rental start date you will forfeit these funds as liquidated damages.

All applicants must view the interior of the property before an application can be submitted, all properties are accepted "AS IS" condition.

Currant occupancy standards are a maximum of 2 persons per bedroom, except for infants under 4 years of age, however some city and county and/or homeowners associations prohibit more than two unrelated adults to reside in a single family dwelling unit. AshCort Property Investments also prohibits the rental of a single family dwelling to more than two unrelated adults.

No pets (except medically necessary pets) of any kind are permitted without the specific written permission of AshCort Property Investments. If a pet is accepted by the management company a non refundable pet fee will be charged.

Security deposits are for the faithful performance of the tenants for all terms of the agreement tenants may not dictate that the security deposit be used for any rents due. Unless claimed due to a breach of the lease agreement or for damages caused the security deposit is refundable when the tenants vacate the property at the expiration of the lease term, \$200.00 of the deposit is non-refundable as an administration fee to AshCort Property Investments, paid on the closing of the lease agreement.

Other Items:

Rental rates quoted are due by the first of each month by 5pm rents paid after this time will be subject to a late payment fee of \$50.00; higher penalties are chargeable for rents that are severely delinquent.

Maintenance and or repair – we strive to ensure all items are in good working order please report any maintenance issues during the first five days of possession.

This rental process disclosure is hereby made part of the rental application I/we do hereby acknowledge that I/we understand and agree to the terms as described herein. I/we also acknowledge that I/we have previewed the rental property (inside & out) for which we are applying.

Applicant's Initials: (_____) (_____) (_____) (_____)

**AshCort Property Investments
8815 Conroy-Windermere Road
Suite# 534
Orlando FL 32835**

RENTAL APPLICATION

(A SEPARATE APPLICATION IS REQUIRED FOR EACH PERSON OF 18 YEARS OR OLDER)

APPLICATION DATE: _____	RENTAL ADDRESS: _____ _____ _____
DATE LEASE TO BEGIN: _____	MONTHLY RENT: \$ _____
INITIAL LEASE TERM: _____	SECURITY DEPOSIT: \$ _____
	NON REFUNDABLE PET DEPOSIT: \$ _____

NAME: _____	SSN# _____		
PRESENT ADDRESS: _____			
DRIVER'S LICENSE #: _____	DATE OF BIRTH: _____		
HOME PHONE: _____	CELL PHONE: _____		
E MAIL ADDRESS: _____			
SPOUSE'S NAME: _____	SSN# _____		
DRIVER'S LICENSE #: _____	DATE OF BIRTH: _____		
=====			
EMPLOYER INFORMATION;			
APPLICANT: _____	WORK PHONE: _____		
HOW LONG: _____	POSITION: _____		
GROSS MONTHLY INCOME: _____			
SPOUSE: _____	WORK PHONE: _____		
HOW LONG: _____	POSITION: _____		
GROSS MONTHLY INCOME: _____			
CURRENT LANDLORD'S NAME & ADDRESS: _____ _____			
=====			
PERSONS TO OCCUPY PROPERTY:			
NAME:	AGE:	SEX:	SSN#
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
PETS:	YES : ()	NO : ()	TYPE: _____
			BREAD: _____
=====			
CAR TAG: _____	STATE: _____	MAKE: _____	MODEL: _____
CAR TAG: _____	STATE: _____	MAKE: _____	MODEL: _____

SIGNATURES:	
APPLICANT: _____	SPOUSE: _____