

SUGARLOAF APARTMENT HOMES

RENTAL QUALIFYING STANDARDS

Occupancy Guidelines: No more than two individuals per bedroom may occupy an apartment unit, plus one infant up to the age of 24 months at the time the lease is signed.

Qualification Guidelines: Each person over the age of 18 must fill out an application and is considered to be an applicant. Each applicant must fill out the application in its entirety, and all information provided must be true, accurate and complete, as well as verifiable. Credit history will determine your eligibility and security deposit level.

Rental Verification: You will be required at the time you turn in your application to also give information to do a rental verification on your last year of residency before being approved.

Income/Employment: Gross annual income per individual or married couple must be equal to 2 1/2 times the rental rate. Individual must have a current copy of a paystub as verification of income. If no current paystubs are available, individual is required to fill in a form that is signed by current employer, stating place of employment and monthly income. If employer is unable to give information, a copy of the previous year's tax return filed with the IRS or bank statements will be considered. Additional sources of income will also be considered.

Community Polices: BREED RESTRICTIONS (SEE ADDENDUM)

Pet Policy: Maximum of 2 pets per apartment

40lbs weight limit

Weight limit on pets is determined by breed and weight at full maturity

Prior to move in, veterinarian letter is required stating name, weight,

breed and vaccines are up to date.

Vehicles: There is no assigned parking and all apartments are allotted 2 parking spaces. These vehicles must be registered at the office at the time you sign your lease. Cars found on property without stickers will be towed at owner's expense.

Apartment Availability: The current availability list is updated as each apartment becomes available. This may occur at varying times throughout the day. An apartment becomes available to lease when Management posts the notice that an apartment has become available. This will occur when one of the following happens.

Written Notice To Vacate Is Received

Keys To The Apartment Are Received

A Vacancy Has Been Confirmed

NO MOTORCYCLES, BOATS, RECREATIONAL VEHICLES, SATELLITE DISHES OR GRILLS ARE ALLOWED ON PROPERTY.

Application will not be considered until the application has been fully executed and returned, and all applicable application deposits and fees have been paid. I have read and understand the entire resident screening policy of this community.

APPLICANT (S) SIGNATURES

DATE:_____

DATE:_____

DATE:_____

DATE:_____

LESSOR_____

DATE:_____

Sugarloaf Apartments does business in accordance with the Fair Housing Act. We provide equal housing and service for all people regardless of race, color, religion, sex national origin, handicap or familial status, or any protected class as defined by the state and local jurisdiction.





955 Airport Rd., Destin, FL 32541
Office: (850) 837-3131/ Fax: (850) 654-4996

CREDIT/RENTAL APPLICATION

- * Each adult (18 and older) must fill out a separate application and pay a non-refundable fee of \$50 to apply.
- * Applicant must move in within 45 days of application date.

First	Middle	Last	Birth Date	Social Security/Tax ID #	Driver's License #
Any Other Names You've Used in the Past			Home Phone	Cell Phone	
			() - ()		
All Other Proposed Occupants			Relationship to applicant	Birth Date	Social Sec. # (only if over 18yrs old)
1.					
2.					
3.					
4.					
5.					

RENTAL/RESIDENCE HISTORY (Please provide at least one full year of past residency.)

	Current Residence	Previous Residence	Prior Residence
Street Address			
City			
State & Zip			
Last Rent Amount Paid			
Owner/Manager & Phone Number	() () ()		
Reason For Leaving			
Is/Was Rent Paid In Full?			
Did You Give Notice?			
Were You Asked to Move?			
If Yes, Please Explain.			
Dates of Residency	From/To	From/To	From/To

CURRENT EMPLOYMENT (Please provide proof of income: paycheck stub, letter from employer, etc.)

Employed By	
Address	
Employer's Phone Number	
Occupation	
Name of Supervisor	
Monthly Gross Income	
Hire Date (mm/yyyy)	

VEHICLES (One vehicle per adult or two per apartment. No motorcycles or recreational vehicles allowed.)

Make	Model	Color	Year	License Plate

EMERGENCY CONTACT

Name (First and Last)	
Relationship	
Street Address	
City	
State/Zip	
Phone Number	

By signing the application you grant us permission to communicate with the emergency contact listed in this section in the event we can't locate you. Furthermore, if you abandon the apartment for any reason then you grant us permission to allow your emergency contact listed above to remove all contents of the dwelling on your behalf.



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GENERAL INFORMATION

How long do you think you would be renting from us?	When would you be able to move in?		
How many pets do you have? List type, breed, weight & age. (*Fees and restrictions apply.)			
Have you ever filed bankruptcy?	Yes ()	No ()	If so, when?
<i>*Bankruptcy filed within the past 2 years will result in disqualification of residency.</i>			
Have you had any reoccurring problems with your current apartment or landlord? If yes, please explain:			
Have you ever broken a lease or been evicted from any type of housing? If yes, please explain:			
We will be running a credit check. Is there anything negative we will find that you want to comment on? Negative credit may result in disqualification or paying a higher deposit.			
How did you hear about this property?	Do you have an e-mail address we can reach you at?		
Optional Do you know of anybody else looking for an apartment? Please provide their name and number. If you refer a friend and you each end up renting separate apartments from us, then we will pay you a referral reward.			

AGREEMENT & AUTHORIZATION SIGNATURE

I believe that the statements I have made are true and correct. I hereby authorize a credit and criminal background check to be made, verification of information I provided, and communication with any and all names listed on this application. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand that this is an application for an apartment and does not constitute a rental or lease agreement in whole or part. I further understand that there is a **non-refundable** fee of \$_____ to cover the cost of processing my application, and I am not entitled to a refund even if I don't get the apartment.

Once my application is approved, I agree to pay the required security deposit of \$_____ within 24 hours of being approved and sign a "Good Faith Deposit" agreement. Failure to secure the apartment within 24 hours will result in a cancelled application. I also understand that I may be required to pay an additional deposit up to one month's rent if my credit and/or rental history is unsatisfactory. Payments can be made by check, cashier's check or money order. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

Signature: _____ Date: _____

FOR OFFICE USE ONLY			
Market Rent	Application Fee	Redecoration Fee	Security Deposit
\$	\$	\$	\$
Concessions Offered			
Size of Apartment Needed			
Preferred Location			

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