



P.O. Box 1933  
Windermere, FL 34786  
(P) 407-258-8815 (F) 407-258-8815  
WEB: GM-Enterprises.net

### RENTAL APPLICATION

Application# \_\_\_\_\_

Property Description

Name: \_\_\_\_\_  
Last First Middle

Date of Birth: \_\_\_\_\_ Social Security Account Number: \_\_\_\_\_

Driver License Number: \_\_\_\_\_ State: \_\_\_\_\_

Current Address: \_\_\_\_\_  
Street City State Zip Code

Home Phone: \_\_\_\_\_ Work or Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Date Tenancy Began: \_\_\_\_\_ Date Tenancy Ends: \_\_\_\_\_

Monthly Rental Rate: \_\_\_\_\_ Reason For Moving: \_\_\_\_\_

Landlord's Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

**Previous Rental History:** ( please provide 2-year resident history, use additional pages as needed )

Previous Address: \_\_\_\_\_  
Street City State Zip Code

Date Tenancy Began: \_\_\_\_\_ Date Tenancy Ends: \_\_\_\_\_

Monthly Rental Rate: \_\_\_\_\_ Reason For Moving: \_\_\_\_\_

Landlord's Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

please provide any additional occupants to reside on property:

Name of Additional Occupant: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name of Additional Occupant: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

**Any Pets YES NO (if yes, please see pet information attached)**

#### Vehicle Information

Make of Car: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

VIN or Title #: \_\_\_\_\_ TAG#: \_\_\_\_\_ State: \_\_\_\_\_

Can Be Found on your insurance card or auto title

Make of Car: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

VIN or Title #: \_\_\_\_\_ TAG#: \_\_\_\_\_ State: \_\_\_\_\_

Can Be Found on your insurance card or auto title

Confidential & Legal Document

**Employment Information**

Employer's Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip Code

Occupation: \_\_\_\_\_ Gross Monthly Income: \_\_\_\_\_

Length of Employment: \_\_\_\_\_ Supervisor's Name: \_\_\_\_\_

**Other Income: (Child / Spousal / State / Other):** You need only include if you wish it to be considered for this application

Type of Income: \_\_\_\_\_ Source: \_\_\_\_\_ Amount: \_\_\_\_\_

Terms: \_\_\_\_\_

**Banking Information**

Bank Name: \_\_\_\_\_ Checking Account Number: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip Code.

**Credit Information**

Creditor's Name: \_\_\_\_\_ Account Number: \_\_\_\_\_

Balance: \_\_\_\_\_ Monthly Payment: \_\_\_\_\_

Creditor's Name: \_\_\_\_\_ Account Number: \_\_\_\_\_

Balance: \_\_\_\_\_ Monthly Payment: \_\_\_\_\_

Creditor's Name: \_\_\_\_\_ Account Number: \_\_\_\_\_

Balance: \_\_\_\_\_ Monthly Payment: \_\_\_\_\_

**Personal Background Information**

Have you ever been convicted of a felony?  Yes  No If yes, when \_\_\_\_\_

Have you ever entered into a plea agreement?  Yes  No If yes, when \_\_\_\_\_

Are there any outstanding judgments against you?  Yes  No If yes, when \_\_\_\_\_

Have you ever filed bankruptcy?  Yes  No If yes, when \_\_\_\_\_

Have you ever been evicted?  Yes  No If yes, when \_\_\_\_\_

Have you ever been party to a lawsuit?  Yes  No If yes, when \_\_\_\_\_

## Emergency Contact Information

Name: \_\_\_\_\_

Last

First

Middle

Address: \_\_\_\_\_

Street

City

State

Zip Code

Home Telephone Number: \_\_\_\_\_ Work Telephone Number: \_\_\_\_\_

Relationship: \_\_\_\_\_

I certify that I have read, understand and agree to be bound by all terms of this document. I understand this application is for qualification purposes ONLY, and does not in any way guarantee I will be approved or offered this property. All of the information I have provided is complete and correct, and I understand that I will be declined if I have provided any false information on this application and **a non-refundable application fee of \$50.00 (payable in cash) is required at the time of application.** I grant permission for landlord / agent to verify employment, credit, past leasing history, as well as perform any necessary background and reference checks. The information provided herein may be used by the landlord or his agent to determine whether to accept this application. Applicant(s) hereby waives any claim and releases from liability any person providing or obtaining said verification and/or additional information.

Sign Here 

\_\_\_\_\_

Applicant's Signature

\_\_\_\_\_

Date

\_\_\_\_\_

Print Name Here

**Was this a referral?**       Yes  No    If yes, by whom \_\_\_\_\_

(To be completed by agent/owner)

Check one:      Accepted \_\_\_\_\_ Declined \_\_\_\_\_

By: \_\_\_\_\_, OWNER    DATE \_\_\_\_\_

\_\_\_\_\_, AGENT    DATE \_\_\_\_\_



## APPLICANT REQUIREMENTS

There is a \$50.00 per adult, non-refundable application fee, payable in cash or money order **ONLY**. This must accompany the completed rental application. **Incomplete applications or applications submitted without the proper fees will not be considered and application fees will not be refunded for incomplete applications. We MUST have a completed application for each adult occupant.**

Upon receipt of the rental application and fee, you can expect that we will (1) check your credit report; (2) check the public records for any past evictions; (3) verify your employment; (4) verify your previous landlord references; and (5) do a criminal background check. We would encourage you not to apply if you have ever been evicted in the past.

**HOLDING DEPOSIT:** Competition for rental homes is at an all time high. We will NOT take a property off the rental market unless you place a one month holding deposit. This holds the property until move in. At that time the deposit is applied to the security deposit or rent. (REFUNDABLE IF NOT APPROVED, refund available within 15 days of notice of non-approval)  
Once you have been notified of your approval, you must place (at a minimum) the security deposit (by cashier's check or money order). Once approved and payment of the security deposit is paid, your security deposit will become your holding deposit. In the event that you fail to enter into the lease agreement or refuse to take possession of the property on or before you're applied for beginning rental date, you shall forfeit these funds as liquidated damages. Due to the high demand for rental homes, we will not remove the property you applied for from the rental market unless you provide the required holding deposit. **DEPOSITS ARE REFUNDED ONLY IF APPLICANT IS NOT APPROVED.**

All initial funds, the first months rent and security deposit must be paid by cashiers check or money order payable to "**G&M Enterprises, LLC**". Subsequent months thereafter may be paid by personal check.

Valid current photo ID documentation (driver's license, military ID, or State ID) is required, and can be supplied or faxed with your application..

Applicants should have a combined gross income to afford the monthly rent. Incomes must be verified, applicant may provide recent pay stubs. A minimum of two years residential history is required. Rental history must be rated satisfactory or better, with no record of evictions. We reserve the right to charge a higher security deposit.

**Previous rental history reports** from previous 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 rental property or failure to leave the property clean and without damage when you left the property. Current occupancy standards are a maximum of 2 persons per bedroom, except for infants under 4 years of age.

**No pets.** If an exception is made, the pet may not exceed 20 lbs, and you may be liable for carpet replacement upon move-out and an additional security deposit will be required. The following pets will not be accepted under any circumstances, GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, OR ROTWEILLERS, or any vicious breeds and exotic pets.

**Maintenance and Repair** - When you rent a home from us, we strive to ensure that all items are in good working order. Please report any maintenance or repair request during your first 5 days of possession.

### **Employment Verification:**

Please complete the top part ONLY of employment verification form ( last page ), be sure to date and sign it. We will contact your employer to verify employment.

Applicant(s) represent that all information given on the application and any addendum to said application to be true and correct and hereby authorizes verification of all references and facts, including but not limited to obtaining Unlawful Detainer and Credit Reports, Skip-Eviction Reports, Criminal, and/or Conviction & Probation Reports. Applicant(s) hereby waives any claim and releases from liability any person providing or obtaining said verification and/or additional information.

Keys will be furnished only after the Lease Agreement and other Addendums and/or applicable documents have been properly executed by all parties and after applicable rent and security deposits have been paid. You are encouraged to obtain renters insurance in the event of loss, negligence, or theft. Renter's insurance is very affordable.

\_\_\_\_\_ **Initial**



# EMPLOYMENT VERIFICATION

( Please complete top portion ONLY and sign / date )

TO: (Name & address of employer) \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Phone: \_\_\_\_\_  
 \_\_\_\_\_ Fax: \_\_\_\_\_

RE: \_\_\_\_\_  
 Applicant/Tenant Name Social Security Number Unit # (if assigned)

I hereby authorize release of my employment information.

\_\_\_\_\_  
 Signature of Applicant/Tenant Date

The individual named directly above has made application for housing with our company. Processing this application requires verification of income and other information as supplied by applicant. The information provided will remain confidential to satisfaction of that stated purpose only. Your prompt response is crucial and greatly appreciated.

\_\_\_\_\_  
 Property Owner/Management Agent

MAIL OR FAX THIS FORM TO:

G&M Enterprises, LLC  
 P.O. Box 1933  
 Windermere, FL 34786  
 FAX: 407-258-8815

## THE FOLLOWING SECTION TO BE COMPLETED BY EMPLOYER

Employee Name: \_\_\_\_\_ Job Title \_\_\_\_\_  
 Presently Employed: Yes \_\_\_ Date Employed \_\_\_\_\_ No \_\_\_ Last Day of Employment \_\_\_\_\_  
 Current Wages/Salary: \$ \_\_\_\_\_ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other \_\_\_\_\_  
 Average # of regular hours per week: \_\_\_\_\_ Year-to-date earnings: \$ \_\_\_\_\_ thru \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Overtime Rate: \$ \_\_\_\_\_ per hour Average # of overtime hours per week: \_\_\_\_\_  
 Shift Differential Rate: \$ \_\_\_\_\_ per hour Average # of shift differential hours per week: \_\_\_\_\_  
 Commissions, bonuses, tips, other: \$ \_\_\_\_\_ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other \_\_\_\_\_  
 List any anticipated change in the employee's rate of pay within the next 12 months: \_\_\_\_\_; Effective date \_\_\_\_\_  
 If the employee's work is seasonal or sporadic, please indicate the layoff period(s): \_\_\_\_\_  
 Additional remarks: \_\_\_\_\_

\_\_\_\_\_  
 Employer's Signature Employer's Printed Name Date

\_\_\_\_\_  
 Employer [Company] Name and Address

\_\_\_\_\_  
 Phone # Fax # E-mail

NOTE: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United States as to any matter within its jurisdiction.

Confidential & Legal Document