



HERITAGE KEY VILLAS

A NEW TRADITION

Rental Criteria

- All adult applicants (over 18) must submit a fully completed application. A non refundable application fee will be required of \$50 per household.
- Everyone over 18 must pass Criminal background check – No felony convictions. No misdemeanor crimes involving violence, assault, battery, drugs, firearms with in the last 7 years.
- Positive landlord reference- the following will be looked at- NSF's, lates, respect to community, failure to leave property clean and without damage, noise complaints or violations, or disturbances including illegal activities
- Applicants must have a combined gross monthly household income of at least three times the monthly rent (using \$1000 for 3 beds, and \$1100 for 4 beds)
- Self - employed applicants will be required to produce 1 yr. of tax returns or 1099's. No business can be conducted out of the home
- Number of occupants in household- (3 bed no more than 6, 4 bed no more than 8)
- Pets in household (certain kinds not allowed)
- Commercial vehicles or any vehicles with writing on them not allowed
- 2 vehicles allowed per household
- Credit check will be done on anyone over 18, Credit score will be looked at - 620 or above, debt to income ratio, any collections with housing, or utilities.

Heritage Key Villas
2089 Heritage Key Blvd
Kissimmee, FL 34744
Phone: (407) 846-4614
Fax: (407) 846-0941



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RENTAL APPLICATION FORM

Legal Name: Last _____ First _____ Middle _____
 Current Address _____ City _____ State _____ Zip _____
 Former Address _____ City _____ State _____ Zip _____
 Email Address _____ Phone# _____ Birth Date _____

Driver's License# _____ Social Security Number _____
 Auto #1 Make & Year _____ Color _____ License Plate # _____
 Auto #2 Make & Year _____ Color _____ License Plate # _____
 Do you have any commercial vehicles in the household or any vehicle with lettering? _____

Current Landlord/Mortgage Holder _____ Phone# _____
 Landlord Address _____ Dates of Occupancy _____
 Rental Rate/Mortgage Payment _____ Reason for Moving _____

Previous Landlord _____ Phone# _____
 Landlord Address _____ Dates of Occupancy _____
 Rental Rate/Mortgage Payment _____ Reason for Moving _____
 Have you ever been evicted? _____ Foreclosed upon? _____ If yes, explain why _____

Your Employer _____ Supervisor _____
 Address _____ Dates of Employment _____
 Phone# _____ Job Title _____ Full/Part Time _____ Monthly Gross Income _____

Additional Monthly Income _____ Source _____

Previous Employer _____ Job Title _____
 Dates of Employment _____ Phone# _____

Emergency Contact Name _____ Phone# _____
 Complete Address _____ Relationship _____

Please list 3 relatives/references that will not be living with you:

Name	Relationship	Address	City/State	Phone#
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Are there any animals in the household? _____ If yes, what and if a dog, what breed? _____

Have you or anyone else in the household rented in this community before? _____ If yes, what unit address _____, or from what landlord _____.

Names of ALL other people that will be occupying the apartment: 3bed - 6 person limit, 4bed - 8 person limit.

1. _____	SS# _____	DOB _____	Relationship _____
2. _____	SS# _____	DOB _____	Relationship _____
3. _____	SS# _____	DOB _____	Relationship _____
4. _____	SS# _____	DOB _____	Relationship _____

Applicant represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and or Management Company. Applicant has the right to make a written request within a reasonable period of time to receive additional information about the nature and scope of this investigation. **NON REFUNDABLE APPLICATION FEE**-- Applicant(s) has paid to Landlord and/or Management Company herewith the sum of \$50.00 as a **NON REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises.

I hereby authorize **Heritage Key Association** (any of the staff) to perform a credit check (on all persons 18 years of age or older), a landlord check, a criminal background check, and an employment verification **AS THE OWNER MAY DECIDE TO DO**. Any falsification of the information can be grounds for denial and/or terms of lease. I agree to provide a copy of my driver's license/state identification card upon application. If an apartment has been assigned with an agreed upon move-in date and the applicant cancels, the deposit will be forfeited. All applications are subject to Management approval.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED		OFFICE USE ONLY	
SECURITY DEPOSIT	\$ _____		
PET FEE	\$ _____		
CREDIT CHECK FEE	\$ _____	COMMUNITY _____	
PAID WITH APPLICATION	\$ _____	UNIT.# _____	
BALANCE OF DEPOSIT DUE	\$ _____	RENT _____	
FIRST MONTH'S RENT	\$ _____	UNIT.TYPE _____	
TOTAL DUE BEFORE MOVE-IN	\$ _____	TERM OF LEASE _____	
RECEIVED BY: _____	\$ _____	MOVE-IN DATE _____	
APPROVED BY: _____	\$ _____	CREDIT REPORT _____	
		PHOTO I.D.'d _____	

Applicant Signature

Date

Home Phone # _____ Work # _____ Mobile # _____

How did you hear about us? _____



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Applicant Signature

Date

Print

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, distribution, transportation, storage, use, or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance including but not limited to marijuana or cocaine and/or illegal drug paraphernalia.
2. Resident, any member of the Resident's household, or a 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 person 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.

RESIDENTS INITIALS: (_____) (_____) (_____)