



**EasyHomes 123, LLC**  
5337 N Socrum Loop Rd. #338  
Lakeland, FL 33803-5938  
(863)686-7489 / (863)937-8105 Fax  
[www.easyhomes123.com](http://www.easyhomes123.com)

Our goal is making buying or selling as easy as 123...

## **INSTRUCTIONS FOR APPLICATION**

If you are looking to rent one of our homes

- 1 **Fill out application COMPLETELY.**
- 2 **Credit card authization form . An Application fee of \$50.00 PER ADULT is required. Applicatins without the correct amount on the credit card authorizotion will be rejected.**
- 3 **Make A COLOR copy of the ID and Social Security card of everyone on the application.**
- 4 **Make a photocopy of your last 4 pay stubs or other proof of income.**
- 5 **Make a photocoyp of your last 2 bank statements.**
- 6 **2 years tax returns**

**Only completed application will be exepted all others will be rejected**

**Bring in person to 210 E Edgewood Dr Lakeland FL 33803**  
**Monday- Friday 10:00 AM- 2:00 PM WE HAVE A MAIL SLOT**  
**IF NO ONE IS THERE AT THAT TIME along with your copies of IS, SS card, Pay Stubs or proof of income and Bank statements**

Application's Signature  
Date \_\_\_\_\_

Spouse's Signature

Date \_\_\_\_\_

**Application For Easy Homes 123, LLC [www.easyhomes123.com](http://www.easyhomes123.com) Phone 863-686-7489 Fax 863-937-8105**  
**Unmarried Co-Applicants Fill Out A Separate Application. DO NOT LEAVE ANY BLANK SPACES.**

NAME \_\_\_\_\_ SS# - - - DOB / /  
 Last First MI Jr.Sr. Prior

Spouse \_\_\_\_\_ SS# - - - DOB / /  
 Last First MI Jr.Sr. Prior

Driver License# \_\_\_\_\_ State \_\_\_\_\_ Spouse DL# \_\_\_\_\_ State \_\_\_\_\_

Others living in home \_\_\_\_\_ SS# - - - DOB / /  
 Last First MI

Others living in home \_\_\_\_\_ SS# - - - DOB / /  
 Last First MI

Others living in home \_\_\_\_\_ SS# - - - DOB / /  
 Last First MI

Pets \_\_\_\_\_ Type \_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_ Age \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_ Cell ( ) \_\_\_\_\_ Work ( ) \_\_\_\_\_

Present Address \_\_\_\_\_  
 Street \_\_\_\_\_ APT# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Present Landlord \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Length of Residence \_\_\_\_\_ / \_\_\_\_\_ to \_\_\_\_\_ / \_\_\_\_\_ Monthly Rent/Mortgage \$ \_\_\_\_\_ Why Moving \_\_\_\_\_  
 Mo Yr. Mo. Yr.

Previous Address \_\_\_\_\_  
 Street \_\_\_\_\_ APT# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Previous Landlord \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Length of Residence \_\_\_\_\_ / \_\_\_\_\_ to \_\_\_\_\_ / \_\_\_\_\_ Monthly Rent/Mortgage \$ \_\_\_\_\_ Why Moving \_\_\_\_\_  
 Mo Yr. Mo. Yr.

Present Employer \_\_\_\_\_ City & State \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Position \_\_\_\_\_ Date Employed / / \_\_\_\_\_ Income \_\_\_\_\_ Per \_\_\_\_\_ Mgr. \_\_\_\_\_

Previous Employer \_\_\_\_\_ City & State \_\_\_\_\_ Phone( ) \_\_\_\_\_

Position \_\_\_\_\_ Date Employed / / \_\_\_\_\_ Income \_\_\_\_\_ Per \_\_\_\_\_ Mgr. \_\_\_\_\_

Spouse  
 Present Employer \_\_\_\_\_ City & State \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Position \_\_\_\_\_ Date Employed / / \_\_\_\_\_ Income \_\_\_\_\_ Per \_\_\_\_\_ Mgr. \_\_\_\_\_

Spouse  
 Previous Employer \_\_\_\_\_ City & State \_\_\_\_\_ Phone( ) \_\_\_\_\_

Position \_\_\_\_\_ Date Employed / / \_\_\_\_\_ Income \_\_\_\_\_ Per \_\_\_\_\_ Mgr. \_\_\_\_\_

Case of  
 Emergency Notify \_\_\_\_\_ ( ) \_\_\_\_\_  
 Name \_\_\_\_\_ Relationship \_\_\_\_\_ address \_\_\_\_\_ Phone \_\_\_\_\_

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes \_\_\_ No \_\_\_ Spouse Y \_\_\_ N \_\_\_  
 Have you applied for residency in the past 2 years, but did not move in? Applicant: Yes \_\_\_ No \_\_\_ Spouse Y \_\_\_ N \_\_\_  
 Have you ever had adjudication withheld or been convicted of crime? Applicant: Yes \_\_\_ No \_\_\_ Spouse Y \_\_\_ N \_\_\_

**If you have answered yes to any of the above question please explain the circumstances regarding the situation on back of the sheet**

AUTHORIZATION OF RELEASE OF INFORMATION Applicant(s) represents that all of the above information and statement on the application for rental are true and complete, and hereby authorizes an investigative consumer reporting including, but not limited to, residential history (rental or mortgage). Employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management APPLICANT ACKNOWLEDGES THAT FALSE OR OMITTED INFORMATION HEREIN MAY CONSTITUTE GROUNDS FOR REJECTION OF THIS APPLICATION, TERMINATION OF RIGHTS OCCUPANCY, AND /OR FORFEITURE OF FEES OR DEPOSIT AND MAY CONSTITUTE A CRIMINAL OFFENSE UNDER THE LAWS OF THIS STATE.

**NON-REFUNDABLE APPLICATION FEE – Application (s) agree to pay \$ 50.00 for a non-refundable application processing fee per adult living in home.**

**RESERVATION FEE AGREEMENT - Application(s) has paid a reservation fee of \$ \_\_\_\_\_ in consideration of taking the dwelling unit off the market while considering the approval of this application. If applicant(s) is approved and the contemplated lease is entered into then on the day of move in the fee will be credited towards payment of the security deposit amount \$ \_\_\_\_\_. If the applicant(s) is approved but fails to promptly enter into the contemplated lease or fails to move in on the agreed upon date, the reservation fee will be retained by owner as liquidated damages. The reservation fee will only be refunded if the applicants cancel this application with written notice within \_\_\_\_\_ hours or if application is not approved refunds will be sent via mail within 30days of cancellation. This application is preliminary only and does not obligate owner or owner's agent to execute a lease or deliver possession of the proposed premises. No oral agreements have been made.**

Application's Signature \_\_\_\_\_  
 Date \_\_\_\_\_

Spouse's Signature \_\_\_\_\_  
 Date \_\_\_\_\_

Date \_\_\_\_\_

**Easy Homes 123, LLC Rental Application (ADDITIONAL APPLICANTS)**

Full Name \_\_\_\_\_ SS# \_\_\_\_\_  
DOB: \_\_\_\_\_ DL#: \_\_\_\_\_ State: \_\_\_\_\_ Expires: \_\_\_\_\_  
Current Address, City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Rent: \$ \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_  
3 Days Notice Given? \_\_\_\_\_ When? \_\_\_\_\_ Reason for moving? \_\_\_\_\_  
Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

\*\*\*\*\*If less than two years, give information on previous Address\*\*\*\*\*

Address, City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Rent: \$ \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_  
30 Days Notice Given? \_\_\_\_\_ When? \_\_\_\_\_ Reason for Moving? \_\_\_\_\_  
Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

\*\*\*\*\*Employment History\*\*\*\*\*

Current Employer: \_\_\_\_\_ Phone: \_\_\_\_\_ Position: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_ Salary \$ \_\_\_\_\_

Former Employer: \_\_\_\_\_ Phone: \_\_\_\_\_ Position: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_ Salary \$ \_\_\_\_\_

Additional Source of Monthly Income (Verification Required) \$ \_\_\_\_\_

\*\*\*\*\*Vehicle Information\*\*\*\*\*

Make \$ Model: \_\_\_\_\_ State & License# \_\_\_\_\_  
Make \$ Model: \_\_\_\_\_ State & License# \_\_\_\_\_  
Make \$ Model: \_\_\_\_\_ State & License# \_\_\_\_\_

Any RV's: Boats, Trailers? List: \_\_\_\_\_

Any Pets? \_\_\_\_\_ How Many? \_\_\_\_\_ List Types ad Weight: \_\_\_\_\_

Will any Smokers Occupy? Yes \_\_\_\_\_ No \_\_\_\_\_

\*\*\*\*\*Any of the Following?\*\*\*\*\*

Bankruptcy? \_\_\_\_\_ Felony Conviction? \_\_\_\_\_ Misdemeanor Conviction? \_\_\_\_\_

Eviction? \_\_\_\_\_ Ever Refuse to Pay Rent? \_\_\_\_\_ Judgments? \_\_\_\_\_

If yes to any of the above, please give details: \_\_\_\_\_

\*\*\*\*\*Personal Reference – Not Related to YOU\*\*\*\*\*

1) Name: \_\_\_\_\_ Phone \_\_\_\_\_

2) Name: \_\_\_\_\_ Phone \_\_\_\_\_

I affirm the following of the property list first and last names and ages of all prospective tenants, including yourself.

Name \_\_\_\_\_ D. O. B.: \_\_\_\_\_

Name \_\_\_\_\_ D. O. B.: \_\_\_\_\_

Application's Signature \_\_\_\_\_  
Date \_\_\_\_\_

Spouse's Signature \_\_\_\_\_

Date \_\_\_\_\_

TO APPLY, THE FOLLOWING IS REQUIRED:

1. A separate application is required for all adults, 18 years and older; NO EXCEPTIONS.
2. All applications must be filled out completely and signed by applicant.
3. An application fee of \$50.00 person is required and is NON REFUNDABLE.
4. Reliable documentation and telephone numbers for all income must be provided.
5. Reliable addresses and telephone number for previous landlords must be provided.
6. All intended occupants must be listed.
7. Photo I.D. (Driver's License, military ID or State ID) is required.
8. You must disclose ALL PETS, ALL VEHICLES of any nature and WATER FILLED FURNITURE.

\*\*\*YOU ARE HEREBY NOTIFIED OF THE FOLLOWING PROCEDURES AND POLICIES\*\*\*

1. Pets MUST be approved by the lessor, even after signing a lease agreement and after moving in.
2. If you have water filled furniture you must supply proof of insurance – F.S. 3.535.
3. Approved applicants with paid security will have property held no more than two weeks.
4. Approved applicants must pay deposit within two (2) business days in order to hold property & refuse other applications. In case of a default in renting, the security deposit is forfeited.
5. The Security Deposit & First Month's Rent shall be paid by M. O. or Cashier's check.

\*\*\*\*\*NO CASH PLEASE, FOR SECURITY REASONS\*\*\*\*\*

1. GROSS INCOME SHOULD BE THREE (3) TIMES THE RENTAL AMOUNT.
2. CREDIT: GOOD, MAY REQUIRE ADDITIONAL SECURITY.
3. RENT PUNCTUALITY: DUE PROMPTLY EACH MONTH ON THE FIRST (1<sup>st</sup>).
4. NUMBER OF RESIDENTS: NO MORE THAN TWO (2) PER BEDROOM.
5. DRINKING LAW ENFORCEMENT INTERACTION ARE GROUNDS FOR TERMINATION.
6. CLEANLINESS IS REQUIRED INSIDE & OUTSIDE (24 HOURS NOTICE FOR INSPECTIONS)
7. A NON-REFUNDABLE PET FEE REQUIRED FOR EACH PET

The UNDERSIGNED APPLICANT, affirm the information contained in this application is true and correct. I authorize RENT TO OWN OF SOUTH LAKELAND, LLC and/or Easy Homes 123, LLC for rental purposes to verify all information and understand that this application is good for 30 days only. False or incorrect misstatements shall be deemed reason for denial of occupancy. I understand due to the Fair Credit Reporting Act, I will not be furnished a copy of my credit report from Rent To Own O South Lakeland or its members. I understand this credit application is the property of Rent To Own Of South Lakeland.

Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application's Signature  
Date \_\_\_\_\_

Spouse's Signature

Date \_\_\_\_\_