



Susan Binninger, Property Manager  
2225 A1A S, Unit C-10  
St. Augustine, FL 32080  
(904) 794-9697

## TENANT RENTAL QUALIFICATIONS

Thank you for choosing one of Ocean Breeze Property Management, LLC properties. Your application may not be processed without all documents attached and the \$65 per adult applicant fee. All applicants must be of 18 years of age. Valid photo ID is required. Ocean Breeze Property Management, LLC, requires the following for tenant approval:

1. Credit Report: Applicant or Guarantor's credit history will be obtained from Equifax Credit Bureau. A credit score of 630 or higher is preferred. Any negative reports will need to be explained by tenant or guarantor to determine eligibility of tenancy.
2. Criminal History: A criminal background check will be obtained for every applicant. Certain felony and/or misdemeanor reports may disqualify a tenant.
3. Eviction/Broken Lease Agreements: Applicant must not have been evicted or broke a lease without notice from any residence within the past five (5) years.
4. Rental History: Tenant must have a verifiable rental or mortgage history of at least two years. Applicant will not be accepted if there are lease violations that required legal notice. Private landlords will be contacted for a reference. Proof of rent will be required by most recent canceled check or money order.
5. Income:
  - a. All applicants must have a verifiable work history and/or verifiable source of income. Recent paystubs are accepted.
  - b. If applicant is self-employed, the most recent tax return, and recent checking account statement showing income deposits must be provided.
  - c. Tenant and/or Guarantor's combined income must be three times the monthly rental amount.
  - d. Supplemental income (i.e., Social Security, Pension, Trust, and Child Support/Alimony) must be verified in writing.
6. Pet Policy: Some pets may be permitted with specific owner permission. There will be a \$300.00 non-refundable pet deposit per pet. The following breeds will not be accepted under any circumstances: Akita, American Pit Bull Terrier, American Staffordshire Terrier, Catahoula Leopard, Chow, Doberman Pinscher, German Shepard, Pit Bull, or Rottweiler.
7. Ocean Breeze Property Management, LLC may receive more than one application for the same property. Tenant is not accepted on a "first come, first-served" basis. Ocean Breeze and the Owner reserves the right to choose the best applicant based on tenant qualifications and Owner's needs.
8. All properties are **NON-SMOKING!**

I verify that I have read this rental policy and agree to the terms.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date



**Ocean Breeze Property Management, LLC**

Susan Binninger, Broker/Owner  
2225 A1A S, Unit C-10  
St. Augustine, FL 32080  
(904) 806-4649

**RENTAL APPLICATION**

**To apply for a rental there is a \$65.00 application fee that is “non-refundable”.  
(One per applicant over 18)**

**Address of rental applying for** \_\_\_\_\_

Neatly complete all information below. All other applicants over the age of 18 must complete and sign their own application.

Primary Applicant \_\_\_\_\_ Phone # \_\_\_\_\_ DOB \_\_\_\_\_

Email Address \_\_\_\_\_

Social Security # \_\_\_\_\_ Drivers License # \_\_\_\_\_ State \_\_\_\_\_ Exp. \_\_\_\_\_

Current Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Current Landlords Name \_\_\_\_\_ Phone # \_\_\_\_\_

How long at this address \_\_\_\_\_ Reason for leaving \_\_\_\_\_

Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Previous Landlords name \_\_\_\_\_ Phone # \_\_\_\_\_

How long at this address \_\_\_\_\_ Reason for leaving \_\_\_\_\_

Auto Yr. \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ State/License plate # \_\_\_\_\_

Present Employer \_\_\_\_\_ Position \_\_\_\_\_ Phone # \_\_\_\_\_

Employers Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ How long at this job \_\_\_\_\_ Mo Income \_\_\_\_\_

Other Income/sources \_\_\_\_\_

( if less than three (3) years previous employer): \_\_\_\_\_

Have you ever been evicted from any rental property? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you ever been convicted of a felony? Yes \_\_\_\_\_ No \_\_\_\_\_

Nearest relative not living with you:

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Personal reference not living with you:

Name \_\_\_\_\_ Phone \_\_\_\_\_ How long known \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_ How long known \_\_\_\_\_

Address \_\_\_\_\_

**Pets are accepted at the owner's discretion. Certain breeds of dogs are not accepted due to insurance reasons. A non-refundable pet fee of \$300 is due before move in.**

Pets: Yes \_\_\_ No \_\_\_ Type \_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_

Persons to occupy Dwelling:

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Vehicles: **NEED COPY OF DRIVERS LICENSE**

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ State \_\_\_\_\_ Plate # \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ State \_\_\_\_\_ Plate # \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ State \_\_\_\_\_ Plate # \_\_\_\_\_

I/We CERTIFY that answers given herein are true and complete to the best of my knowledge. I authorize investigation of all statements contained in this application for tenant screening as may be necessary in arriving at a tenant decision, I understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

-

**APPLICANT DISCLOSURE SECTION**

Primary Applicants Name \_\_\_\_\_

I authorize Ocean Breeze Property Management, LLC to obtain my/our consumer Credit report and public records and to investigate any personal information on me necessary to arrive at an applicant decision.

Signature (primary applicant) \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**APPLICANT DISCLOSURE SECTION**

Co-Applicants Name \_\_\_\_\_

I authorize Ocean Breeze Property Management, LLC to obtain my/our consumer Credit report and public records and to investigate any personal information on me necessary to arrive at an applicant decision.

Signature (Co-applicant) \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_