



## FLORIDA APPLICANT RENTAL CRITERIA

**RENTAL APPLICATION:** All Adult applicants 18 or older must submit a fully completed, dated, and signed Rental Application and administrative fee. Applicants must provide proof of identity.

We may require a supplemental application for non-U.S. citizens. Any omissions or falsifications may result in an application's rejection or lease termination.

**APPLICATION FEE:** A non-refundable application fee is required per rental application. Payment is to be made using certified funds.

**NON-REFUNDABLE ADMINISTRATIVE FEE:** A non-refundable administrative fee is required per application. We will require the collection of security deposits to hold an apartment off the market. Payment is to be made using certified funds. If the application is approved, and the applicant fails to enter into a lease agreement, the applicant shall forfeit this deposit.

**ID VERIFICATION:** We accept U.S. Government-issued photo ID (passport, U.S. driver's license). If you do not have a U.S. Government ID, we need to receive a copy of your VISA to prove you are eligible for U.S. residency. We accept U.S. Government-issued photo ID (passport, U.S. driver's license). If you do not have a U.S. Government ID, we need to receive a copy of your VISA to prove you are eligible for U.S. residency. This property uses ID Verify. It validates the identity of online applicants by authenticating documents, such as driver's licenses and passports, using a combination of artificial intelligence and computer vision.

**OCCUPANCY STANDARD:** We observe a two-person plus one per room standard on one-bedroom apartments, or larger. (Unless otherwise dictated by state or federal law)

**AVAILABILITY POLICY:** Apartments become available to reserve when the current leaseholder(s) submit a written notice to vacate.

**AGE REQUIREMENT:** Leaseholder (s) must be 18 years of age or older. All occupants 18 years of age or older will be required to complete an application (even if living with a parent or guardian).

**INCOME REQUIREMENT:** Applicants must have a combined gross income of at least three times the monthly Rental Rate. All other sources of income must be verifiable if needed to qualify for occupancy.

**RENTAL HISTORY:** Previous rental history reports must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances, or illegal activities, no unpaid NSF checks, and no damage to the premises or failure to leave the property clean and without damage at the time of termination.

**CREDIT REQUIREMENTS:** A credit report will be processed on each applicant. Based on the household's overall risk score, your application will be approved, declined, or approved with conditions. If an applicant is declined or approved with conditions, the name, address, and telephone number of the consumer-reporting agencies providing the information will be provided to the applicant. By law, this letter is required to be sent to these applicants.

**GUARANTORS:** If you are unable to self-qualify due to credit, income, or if you are a full-time student, this community offers a guarantor-free option for future residents who qualify. Please reach out to the leasing team for more information.

**ANIMALS:** All PEG Property Group communities abide by Breed Restrictions; Owner reserves the right to restrict breeds and types of animals. Currently restricted animals include all dogs that are full or partially: Pit Bull, German Shepard, Doberman, Rottweiler, Akitas, and Mastiffs. Others may be added. The owner may also restrict size and weight. You are required to enroll in our Pet Screening program.

**CRIMINAL HISTORY:** Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms, felonies within the past seven years, and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nol-prosses," or "adjudication deferred," further documentation may be required, and the



applicant may be denied on this basis.

If you need to call us back with more information, please do so within your 72-hour grace period.

The Lease Agreement does not become effective until Management approves the application, and all conditions have been met. Our company policy is to report all non-compliances with the terms of your Lease Agreement, failure to pay balances due, or any amounts owed to the credit bureau and/or a collection agency. If the amount is disputed, it shall be reported as disputed in accordance with the law.

IN WITNESS WHEREOF, Owner and Occupant have executed this Addendum as of the date below.

\_\_\_\_\_  
PEG Property Group Agent                      Date

\_\_\_\_\_  
Occupant    Date

\_\_\_\_\_  
Occupant    Date

\_\_\_\_\_  
Occupant    Date

\_\_\_\_\_  
Occupant    Date

