

## Blue Sun Rentals - Property Residency Application

The following application is provided by Blue Sun Rentals and is to be used for application to one or more rental properties currently under their management. Completion of this form does not guarantee any applicant approval to lease or use a property. Incomplete applications will not be processed.

All Applicants - please complete the following information:

**What is the property address you are applying for:**

**Desired date of occupancy:**  **Desired length of occupancy:**

### GENERAL APPLICANT INFORMATION

**Applicant Name:**

**Email Address:**  **Phone:**

**Social Security Number:**  **Date of Birth:**

**Driver License Number:**  **State of Issuance:**

**Total number of occupants:**  **Adults:**  **Children:**  **Pets:**

**Are any of the applicants smokers?**

**What are the names of any co-applicants:**

### OCCUPANCY HISTORY

#### CURRENT ADDRESS

**Street address:**

**How long at current address:**

**Landlord / Property Manager name of this address:**

**Landlord / Property Manager phone of this address:**

#### PRIOR ADDRESS

**Street address:**

**How long at this address:**

**Landlord / Property Manager name of this address:**



Landlord / Property Manager phone of this address:

EMPLOYMENT, FINANCIAL & CREDIT INFORMATION

CURRENT EMPLOYER #1

Current employer:  Occupation:  Years employed:

Supervisor name:  Phone:  Email:

CURRENT EMPLOYER #2

Current employer:  Occupation:  Years employed:

Supervisor name:  Phone:  Email:

FINANCIAL INFORMATION

Total monthly income:  Primary sources of income:

Total monthly expenses:  Primary source of expenses:

APPLICANT QUESTIONNAIRE

Has applicant ever been sued for bills?  Yes  Has applicant ever filed for bankruptcy?  Yes

Has applicant ever been evicted?  Yes  Has applicant ever brought to court by a landlord?  Yes

Has applicant ever broken a lease?  Yes  Has applicant ever moved owing rent or damages?  Yes

Has applicant ever been guilty of a felony?  Yes  Is 2 month's rent available now?  Yes

REQUIRED DOCUMENTATION

All applicants must provides verification of income / ability to pay rent and identity. Acceptable forms of verification include copies of paystubs, bank statements, drivers licenses, US passports or US military ID's.

Click here to upload documents that verify your income:



**Click here to upload documents that verify your identity:**

**RENTAL APPLICATION CRITERIA AND DISCLOSURE**

1. All adult applicants 18 years or older must submit a fully completed, dated, and signed residency application. Each adult applicant must provide a government issued photo ID. A non-refundable application/administrative fee of \$50.00 is due for each individual who is to be a party to the lease and must be paid via online portal at (BlueSunRentals.com) at the time of application. Should applicants also have pets and the property allows for them, a non-refundable pet application fee is also required. In the event applicant is renting a unit governed by a condominium or homeowners association, the applicant may be required to submit a separate application, pay a separate application fee, and pay an additional security deposit. It is the responsibility of the Applicant to request homeowner's association or condominium documents and restrictions if desired. Application review and verification is typically completed within 3-5 business days, but is not guaranteed.
2. Upon acceptance of an application, a lump sum payment must be made to Blue Sun Rentals within 5 business days. The amount is calculated by adding the first month rent amount, any prorated rent amounts (for lease starting in partial months), the required security deposit and any additional fees required.
3. Applicants must have a minimum combined gross income of at two and one-half (2.5) times the monthly rent. A minimum rental or ownership history of 2 years is preferred but is not required. A minimum credit score of 600 is preferred but not required. Applicants with credit history's that show delayed pays, judgments, eviction filing, collections, liens or bankruptcy within the past five (5) years will be automatically denied. All bankruptcies must be fully discharged. Blue Sun Rentals reserves the right to withhold information gathered about Applicant in the course of reviewing and verifying information provided on this application.
4. All sources of income must be verifiable to qualify for a rental property.
5. Blue Sun Rentals reserves the right to make a final determination of the amount of the security deposit and additional prepaid rent, subject to the results of the review and verification of this application. NOTE: Any request for exceptions to these criteria must be submitted in writing to the rental associate for presentation to the Landlord for consideration, if approval is then given for such exceptions, Blue Sun Rentals reserves the right to require additional security, a guarantor or co-signer, or additional advance rent payments or any combination of the above.
6. Unless otherwise noted in the rental agreement, no pets (with the exception of service animals) of any kind are permitted without explicit and written permission of Blue Sun Rentals. In the event a pet is permitted initially or within a lease, a non-refundable pet fee and / or additional pet deposit may be required. Certificate of medical necessity is required for service animals and additional pet fees/deposits are waived for these animals. Due to insurance liability stipulations, the following breeds of dogs will not be accepted due to Insurance liability: Rottweiler, Dobermans, Pit Bulls (AKA. Staffordshire Terriers), Bull Terriers, Wolf hybrids, German Shepherds, Chows, unless the Applicant purchases and shows proof of valid insurance coverage for these pets.
7. Applicants with criminal records containing one or more of the following; a conviction for felonies, or adjudication withheld within the past seven (7) years; misdemeanors pertaining to offenses regarding illegal drugs within the past (7) years; crimes against persons or property within the past seven (7) years; crimes relating to terrorism, sexual assault, child abuse at any time will automatically be denied.
8. Preference will be given to applicants that demonstrate previous rental history reflecting timely payments, sufficient notice of intent to vacate, minimal complaints regarding notes, absences of disturbances or illegal activities, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
9. Blue Sun Realty reserves the right to report all non-compliance with terms of your lease agreement or failure to pay rent or any other charges to the credit bureau, collection agencies and other third parties.
10. Rental properties will continue to be marketed and available until Applicant and Blue Sun Rentals have



bilaterally executed the lease agreement for the rental in question. Should the Applicant be granted approval for lease but fail to execute the lease agreement and / or provided additional and necessary documentation that may be required, the applicant shall forfeit any and all deposits and monies provided. Upon approval of application, any deposits (not including application fees) shall be applied to moneys due under the lease terms.

- 11. Current occupancy standards are a maximum of 2 persons per bedroom as is defined by federal HUD guidelines.
- 12. It is the Applicants responsibility to inquire and verify any additional utility fees that may be required to lease the property in question. Utilities of this type may include, but not be limited to, garbage removal, water and sewer services, electrical services, lawn maintenance, cable and internet services, etc.

**DISCLOSURE 1:** Pursuant to Federal Fair Credit Reporting Act, 15, U.S.C, Section 1681, et saq., as amended by the Consumer Credit Reporting Reform Act of 1996, if a landlord denies you residency or asks for additional security deposit or advance rent based on the information obtained from this application you may request a copy of your credit report from the credit reporting agency within 60 days of your denied application for residency. The credit reporting service named in an adverse action letter has provided information to us: and has made a decision based upon our criteria.

**DISCLOSURE 2:** Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these Individuals living in their communities, Tenants who deem this information material should contact FDLE toll free.at 1-888-357-7332, via e-mail [atrnepic@fdle.state.fl.us](mailto:atrnepic@fdle.state.fl.us). Or via the internet at <http://www.fdle.state.fl.us/MCICSearch/SexPreds.asp>.

**DISCLOSURE 3:** School boundaries for a particular properties are subject to change for reasons outside the control of Blue Sun Rentals. As such, Blue Sun Rentals does not guarantee that school information is or will remain accurate or current. Is it the responsibility of the Applicant to verify the correct school boundaries for the rental property in question.

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## APPLICANT AUTHORIZATION

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The Applicant authorizes and approves Blue Sun Rentals to perform a credit check to verify the Applicant's credit references and credit history in connection with the processing of this Rental Application.

- ☐ I Do Not Approve
- ☐ I Approve

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The Applicant authorizes and approves Blue Sun Rentals to perform a criminal background check to verify the Applicant's information in connection with the processing of this Rental Application.

- ☐ I Do Not Approve
- ☐ I Approve

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The applicant authorizes and approves Blue Sun Rentals to discuss and verify information presented in this application with third parties in an effort to investigate and confirm the information herein.

- ☐ I Do Not Approve
- ☐ I Approve



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The Applicant understands that a non-refundable application fee of \$50 is due with this application unless they have otherwise submitted this fee within the last 90 days.

- ☐ I do Not Acknowledge This Fee
- ☐ I Acknowledge This Fee

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The Applicant acknowledges that they have read and understand this application in its entirety and that all information herein provided on this form is true, accurate and complete to the best of applicant's knowledge. Applicant further acknowledges that Blue Sun Rentals and / or landlord reserves the right to disqualify applicant if information is not as represented.

- ☐ This Information is Not True
- ☐ I Acknowledge that this Information is True

X \_\_\_\_\_



# Signature Certificate

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### Audit

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info@bluesunrentals.com IP 97.97.37.237



This audit trail report provides a detailed record of the online activity and events recorded for this contract.