

MANAGEMENT E, LLC

P.O. Box #1796 West Palm Beach, FL 33402 applications@joesfinancial.com

Application Guidelines and Requirements

Property Address: _____ Date: _____

A separate application is required for all occupants over the age of 18. A *non-refundable CASH-only* processing fee of \$100 must accompany each application. No Application will be accepted without the processing fee. Call 561-228-7488 ext. 100 to make an appointment to submit the payment. Verifiable documentation and contact information must be provided.

Rental History: 2 Years is required. If 2 years is not provided a written explanation of history is required to be submitted for consideration. **Employment History:** Minimum 1 year, if 1 year is not provided a written explanation of history is required to be submitted for consideration. **Income:** The requirement is three (3) times the rent. Applicant must provide the most recent proof of income, 4 paystubs if paid weekly, or 2 paystubs if paid bi-weekly. Or direct deposits showing on the most recent bank statement. Note: the requirement is to show a full month of pay. This may require the most recent 2 months of bank statements. If bank statements are not available, a written explanation is required to be submitted for consideration. If self-employed most recent tax return. If work by contract must provide a 1099. And any other sources of income available.

Non-expired color photo documentation is required for each applicant: Driver's license, State or Military ID, or Passport.

Prohibited items include water-filled furniture for indoor or outdoor use, Trampolines, Commercial Vehicles, RVs, Trailers, Boats, Storage Sheds, and Awnings. **Sub-leasing is strictly prohibited.**

Renter's Insurance is required at the time of move-in. The property provides structural insurance. Personal Liability Insurance is not provided.

Funds required to Move In = first month's rent plus security deposit equal to 2 months' rent. If the move-in date is beyond 15 days, a deposit equal to 1 month's rent must be paid upon application approval. If the applicant does not move in after the application has been approved, the applicant will forfeit this deposit in consideration of the owner keeping the property off the market.

All applications will be reviewed, and discrepancies will be handled on an individual case-by-case basis.

I, THE UNDERSIGNED APPLICANT, affirm the information contained in the application is true and correct. I authorize Management E, LLC to verify all information contained in the application including obtaining a criminal background check and credit report. Misstatements, either false or incorrect, can be deemed a reason for denial of occupancy. I understand that due to the Fair Credit Reporting Act, I will not be furnished a copy of the credit report from Management E, LLC or its members or representatives. I may, however, obtain a free credit report from Equifax if my application is denied for credit reasons. I also understand that this application is the property of Management E, LLC

I also affirm that the listed persons below will be occupants of the property during the lease term.

Please list the first and last names of all prospective occupants, including yourself:

_____ Date of Birth _____

_____ Date of Birth _____

_____ Date of Birth _____

_____ Date of Birth _____

Applicant Signature _____ Date: _____