



PROPERTY MANAGEMENT

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Bradenton, FL 34208
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Dear Prospective Tenant:

Thank you for considering one of our many outstanding rental properties for your next home. Prior to your completing our application we want you to be somewhat familiar with our rental selection process.

We require that you submit a copy of your driver's license or other acceptable picture ID as verification of your identity.

The application must be completed in full for each occupant 18 years or older that will be residing in the property.

Some homeowners associations may also require an application and or fee. If this is the case with the property you have selected you must meet all the homeowner's associations' requirements in addition to our requirements prior to final approval and occupancy of the property. Laws protecting you from identity theft prohibit us sharing this information. You can contact our office to see if this applies to the property you would like to lease.

No application will be processed until receipt of the \$50 per applicant fee is paid.

Should an applicant not meet our company resident selection criteria, they have the option to submit in writing to landlord requesting an exception be made and why. We will submit this request to the landlord for final consideration. Many of our residents have taken advantage of this opportunity and have proved to be excellent tenants with us.

No pets will be allowed on the premises without permission of the landlord. Please complete a pet application for each pet you plan to have at the property. If approved you will need to sign a pet lease and pay any fees due prior to allowing your pet on the property. You have the option to pay a 1 time non-refundable pet fee of \$200 or pay an additional \$20 per month pet rent. If you have more than 1 pet you can pay one \$200 non-refundable pet fee and an increase your security deposit by \$200 per pet or you can opt to increase your rent by an additional \$20 per month per pet. Many homeowner insurance policies no longer cover pet liability. Your landlord may require that you purchase renters insurance with pet liability coverage.

We will hold a vacant property up to 30 days with an approved application, a signed lease and a fully paid security deposit. No property will be held off the rental market until the security deposit is paid in full. The first applicant that submits a completed application, the application fees and the security deposit will be the first applicant considered for the property. First months rent and security deposit must be paid by bank funds.

Any deviation from our company's policy must be approved in writing by the landlord.

If you have any questions you can contact me or DeeDee Jones. We look forward to working with you.

Sincerely,

Barbara Mayo
Managing Broker