

# LEASE APPLICATION

## THE JANDER GROUP, INC.

### GREATER ORLANDO MAIN OFFICE

1440 HOWELL BRANCH ROAD  
WINTER PARK, FLORIDA 32789  
(407) 628-2500 - Phone  
(407) 628-2541 - Fax

### MID SOUTH BRANCH OFFICE

1813 STATE HIGHWAY 77  
MARION, ARKANSAS 72364  
(901) 428-3000 - Phone  
(870) 559-3141 - Fax

[www.jandergroup.com](http://www.jandergroup.com)

Thank you for taking the time to fill out this lease application completely and accurately. In so doing, you will enable us to serve both you and our owners in the most professional and helpful manner possible. For this purpose each co-resident must submit a separate application. Please note that all Jander Group managed homes are NO SMOKING properties.

Today's Date: \_\_\_\_\_ Property: \_\_\_\_\_

Your Full Name: \_\_\_\_\_ SSN: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_ State: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Birthdate: \_\_\_\_\_ Place of Birth: \_\_\_\_\_ Sex: \_\_\_\_\_ Cell#: \_\_\_\_\_

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Present Address: \_\_\_\_\_ Present Phone#: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ How long at Present Address?: \_\_\_\_\_

Mo. Rent or Pymnt: \_\_\_\_\_ Present Landlord/Lender: \_\_\_\_\_ Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_

Next Prior Address: \_\_\_\_\_ How Long?: \_\_\_\_\_

Prior Landlord: \_\_\_\_\_ Their Phone#: \_\_\_\_\_

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Marital Status: \_\_\_\_\_ Spouse: \_\_\_\_\_ Spouse Birthdate: \_\_\_\_\_

Spouse SSN: \_\_\_\_\_ List Names, Ages, Relationships of all Children or Other Occupants: \_\_\_\_\_

Total # Occpts: \_\_\_\_\_ In Case of Emergency Notify: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

\_\_\_\_\_ Work Phone: \_\_\_\_\_

List All Vehicles to be Parked on the Premises by Year, Make, Model, License Tag #, State:

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Will You or Any of the Other Occupants Have a Pet?: \_\_\_\_\_ If so, Please List Kind, Weight, Breed, and Age: \_\_\_\_\_

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Present Employer: \_\_\_\_\_ Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_

Address: \_\_\_\_\_ Supervisor: \_\_\_\_\_

Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Income: \_\_\_\_\_ per \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_

Address: \_\_\_\_\_ Supervisor: \_\_\_\_\_

Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Income: \_\_\_\_\_ per \_\_\_\_\_

Spouse's Employer: \_\_\_\_\_ Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_

Address: \_\_\_\_\_ Supervisor: \_\_\_\_\_

Position: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Income: \_\_\_\_\_ per \_\_\_\_\_

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Bank Name: \_\_\_\_\_ City & State: \_\_\_\_\_

Savings Acct #: \_\_\_\_\_ Checking Acct #: \_\_\_\_\_

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Why Are You Leaving Your Present Residence?: \_\_\_\_\_

Have You or Your Spouse Ever Had an Eviction Action Filed Against You?: \_\_\_\_\_ When?: \_\_\_\_\_ Where?: \_\_\_\_\_

By Whom?: \_\_\_\_\_ Why?: \_\_\_\_\_

Have You or Your Spouse Ever Broken a Lease or Rental Contract?: \_\_\_\_\_ Have You or Your Spouse Ever Been Sued By

a Landlord?: \_\_\_\_\_ Have You or Your Spouse Ever Declared Bankruptcy?: \_\_\_\_\_ Have You or Your Spouse Ever

Been Convicted of a Felony?: \_\_\_\_\_ Is so, Who, When, Where, What For? \_\_\_\_\_

How Did You Hear About Us or How Were You Referred to Us? \_\_\_\_\_

Applicant hereby states, affirms, and represents that all of the above information is true, accurate, and complete, and hereby authorizes the verification of same by all reasonable means including, but not limited to, employment, past rental history, and credit check verifications, criminal background checks, etc. Applicant authorizes The Jander Group, Inc. or any of its agents to contact any of Applicant's references, previous employers, companies, credit bureaus, corporations, law enforcement agencies, persons, and educational institutions to supply any information concerning Applicant's background and criminal history. This authorization is a continuing one, and specifically extends after the term of the tenancy (if a tenancy actually occurs) if the Applicant/Tenant vacates the premises while still owing money to The Jander Group, Inc. Applicant also hereby releases any of the above from liability and/or responsibility arising from furnishing this information. Photocopies of this authorization form may be made to facilitate multiple inquiries. Applicant understands and acknowledges that any false information given herein may constitute grounds for rejection, termination of the right of occupancy, and/or forfeiture of any deposits, and may also constitute a criminal offense under the laws of the States of Florida, Arkansas, Tennessee, Mississippi or of the United States of America.

Applicant has paid a non-refundable application fee in the amount of \$ \_\_\_\_\_ (forty-five dollars, if blank) to be used by The Jander Group, Inc. to pay for the processing of this rental application.

Applicant has deposited the sum of \$ \_\_\_\_\_ (equal to one month's rent, if blank) in the form of a holding deposit in consideration for The Jander Group, Inc. taking the rental unit off the market, refraining from exhibiting the property to any other prospective Lessee, and agreeing to lease the property to the Applicant (provided the Applicant meets the standard and customary qualifications for rental) during the time this application is being processed, with the understanding that this application is subject to approval and acceptance by The Jander Group, Inc. Such approval and acceptance shall be given by The Jander Group, Inc. provided that a favorable credit report, favorable rental reference, verification of stated employment and income, and conviction-free criminal report is received on the Applicant by The Jander Group, Inc. Upon approval and acceptance by The Jander Group, Inc. the Applicant agrees to execute The Jander Group, Inc.'s standard lease agreement for the tenancy contemplated herein, and to do so within ten (10) calendar days of notification of such approval and acceptance. If so desired, a copy of that standard lease agreement may be reviewed by the Applicant at an office of The Jander Group, Inc. prior to tendering the holding deposit. If the Applicant is approved but fails to enter into the contemplated lease, the holding deposit shall be forfeited to The Jander Group, Inc., as agent for the owner of the property and for payment to the owner of the property, as liquidated damages. In the event of dispute and/or litigation regarding any forfeiture of the holding deposit, the prevailing party shall be entitled to all court costs and reasonable attorney fees (including those incurred upon appeal). The holding deposit shall only be refunded if the Applicant is not approved. If the Applicant is not approved the holding deposit will be refunded, the Applicant hereby waiving any claim for damages by reason of non-acceptance. This application is for information only and does not obligate The Jander Group, Inc. to execute a lease or deliver possession of the proposed premises, except in the case where the Applicant has paid The Jander Group, Inc. a full holding deposit and has met the customary and normal standards for retail credit history, favorable rental reference, existence of stated employment and income, and conviction-free criminal record. If the Applicant is approved by The Jander Group, Inc. based upon the four above-stated conditions and the contemplated lease is entered into, the holding deposit shall be credited to the required security deposit. Keys will be furnished and possession of the premises will be given only after the contemplated lease and other rental documents have been properly executed by all parties and only after applicable rental amounts and security deposits have been paid.

Applicant fully understands that The Jander Group, Inc. is acting as an agent and representative for the Owner of the proposed lease property, and not as an agent or representative for the Applicant.

I, the undersigned Applicant, have read and agree to all of the provisions as stated in this lease application, and hereby specifically reaffirm my understanding and agreement with the provision regarding the non-refundable nature of my holding deposit.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Spouse's Signature