

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

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 adult co-resident must submit a separate application. Please note that all Jander Group managed homes are NO SMOKING properties.

ALL FIELDS MUST BE COMPLETED.

Today's Date: _____ Property: _____ Desired Move-In Date: _____

Your Full Name: _____ SSN: _____

Driver's License Number: _____ State: _____ Email: _____

Birthdate: _____ Place of Birth: _____ Sex: _____ Cell #: _____

Current Address: _____ Start and End Dates: _____

City, State, Zip: _____ Mo. Rent or Mortgage Payment: _____

Current Landlord/Lender: _____ Phone#: _____ Fax#: _____ Email: _____

Next Prior Address: _____ Start and End Dates: _____

City, State, Zip: _____ Mo. Rent or Mortgage Payment: _____

Prior Landlord/Lender: _____ Phone#: _____ Fax#: _____ Email: _____

Marital Status: _____ If married, please include Spouse's information in the fields directly below:

Full Name: _____ SSN: _____

Driver's License Number: _____ State: _____ Email: _____

Birthdate: _____ Place of Birth: _____ Sex: _____ Cell #: _____

Total Number of Occupants: _____ List Full Names, Birthdates, and Relationships of all Minors or Other Occupants:

In Case of Emergency Notify (not an occupant): _____ Relationship: _____

Full Address: _____ Cell Phone: _____

Work Phone: _____

List All Vehicles to be Parked on the Premises by **Year, Make, Model, Color, License Tag #, State:** *Include Vehicle Registration(s)*

Will You or Any of the Other Occupants Have a Pet?: _____ If so, Please List **Name, Type, Breed, Weight, and Age:**

Please Include Current Veterinarian Papers with Lease Application

**Please Include Recent Pay Stub(s) with Lease Application
If Self Employed, Please Include Recent Tax Returns**

Present Employer: _____ Phone#: _____ Fax#: _____

Full Office Address: _____ Supervisor: _____

Position: _____ Length of Employment: _____ Income: _____ per month

Previous Employer: _____ Phone#: _____ Fax#: _____

Full Office Address: _____ Supervisor: _____

Position: _____ Length of Employment: _____ Income: _____ per month

Spouse's Employer: _____ Phone#: _____ Fax#: _____

Full Office Address: _____ Supervisor: _____

Position: _____ Length of Employment: _____ Income: _____ per month

Bank Name: _____ City & State: _____

Savings Acct #: _____ Checking Acct #: _____

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?: _____ If so, when? _____

Have You or Your Spouse Ever Been Sued By a Landlord?: _____ If so, when? _____ Why? _____

Have You or Your Spouse Ever Declared Bankruptcy?: _____ If so, when? _____ When was it discharged? _____

Have You or Your Spouse Ever Been Convicted of a Felony?: _____ If so, Who, When, Where, What For? _____

Are you or any of the other occupants a smoker? _____ If so, who? _____

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, past mortgage payment 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.

If the property that is the subject of the herein contemplated rental is located within a community which is governed by a Home Owners Association or a Condominium Association, and that respective Association requires its approval of all tenancies, the Applicant hereby grants to The Jander Group, Inc. permission to share a copy of this rental application with that Association.

Applicant has paid a non-refundable application fee in the amount of sixty dollars (\$60.00) 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.

Application fee and holding deposit payments may be made by way of bank check, money order, or personal check only.

Cash payments and credit card payments are not accepted.

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

Please Include Legible Copy of Driver's License