



# Rental Criteria

Welcome home! We look forward to you joining our wonderful community. The following rental criteria and policies should be read carefully. Should you have any questions, please do not hesitate to ask Landlord for clarification. The term "Applicant" is defined as the person or persons who will be signing the Lease as the "Resident", the term "Occupant" is defined as the person or persons who are authorized occupants under the Lease. The Lease agreement will not become effective until the application is approved by Landlord. Each Applicant must be 18 years of age or older to qualify. These are the current rental criteria and policies for this community, nothing contained herein constitutes a guarantee or representation that all residents and occupants currently residing here have met these requirements. There may be individuals who began residing at this community prior to these particular criteria going into effect. Additionally, the ability to verify whether these requirements have been met is limited to the reliability of information received from Applicants and outside services and sources used. **The Flats at Avalon Park support and comply with Federal Fair Housing requirements and do not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin.**

**PHOTO IDENTIFICATION:** Prior to viewing an apartment home, you will be required to provide valid government issued photo identification. A valid form of identification shall include one of the following: driver's license, military ID, original passport, or government issued photo ID. Anyone that does not have a valid form of identification will be asked to remain in the office during the tour.

**EMPLOYMENT/INCOME:** Applicant(s) total verifiable monthly gross income must be no less than three times the monthly rent of the apartment applied for. Additional income such as alimony or child support must be proved with a notarized statement of this income (parental/family support, savings accounts, trust funds, etc. will not be considered verifiable income). Proof of income for self-employed Applicants must be a copy of the last two year's tax return.

**RESIDENT HISTORY:** Applicants must provide one (1) year excellent rental or mortgage history or 2 (two) years satisfactory rental or mortgage history. Any Applicants who have been previously evicted or who owe money to a landlord or mortgage company will be rejected. Other serious violations could be grounds for requiring higher deposits or rejection.

**CREDIT HISTORY:** All Applicants' credit status will be checked through a credit-reporting agency. All Applicants are required to provide a valid social security number issued by the U.S. Social Security Administration. Only those with positive credit will be accepted with the standard deposit. Negative credit history could be grounds for requiring a higher deposit or rejection.

**CRIMINAL HISTORY:** We may perform criminal history checks. An unsatisfactory criminal background check revealing a serious charge (felony or misdemeanor) which pose a serious threat to the health, safety and welfare of persons living and working in our community including, but not limited to, conviction of a felony will result in rejection of your application. The fact that we may perform criminal background checks does not mean that our residents and occupants have no prior or current criminal histories and we cannot and do not guarantee that this community and its residents are free from crime. Verification of the accuracy of information supplied to or made available to us by Applicants and credit reporting services is limited. Landlord encourages you use common sense in maintaining your own personal safety. Applicants can obtain information about sexual offenders and/or predators in Florida by contacting Florida's Department of Law Enforcement ([www.fdle.state.fl.us](http://www.fdle.state.fl.us)).

**FEES:** Each Applicant will be required to pay a NON-REFUNDABLE application fee. A NON-REFUNDABLE Redecoration Fee and the applicable Security Deposit will be required per unit.

**ADDITIONAL SECURITY DEPOSITS:** Applicant(s) who are required to pay a security deposit higher than the standard required deposit must pay their full security deposit in the form of cashier's check or money order prior to Lease start date.

**ASSIGNED UNITS:** There is no guarantee that any Applicant(s) will successfully be placed in their desired apartment and or location. Once Applicant(s) are approved and both the Applicant(s) and Landlord sign the "Welcome Home Letter" of approval, then the specific unit chosen will be assigned and confirmed for Applicant(s). Changes in reserved units may occur at any time before move in, no refund of any reservation fees will be given for cancellations if a different unit of the same size is able to be assigned.

**WAITLIST:** Waitlist fee is \$100. Applications submitted for waitlist will be cross referenced with any "available" apartments for the purpose of accommodating the waitlist Applicant's specified needs. There is no guarantee that any waitlist Applicants will successfully be placed in their desired apartment size or location. Waitlist Applicants will be contacted in priority of application date of any available units that match their specifications. Once waitlist applicant is notified of an available apartment, they will have 48 hours to submit their full deposits, fees and complete and/or update all application paperwork or the apartment will return to "available" status. If an apartment is not able to be reserved because of no availability and the waitlist applicant cancels in writing, a full refund of the good faith waitlist fee will be given. No refund will be given if a unit of the desired size is available to reserve for the specified date and waitlist applicant chooses not to reserve because of location and/or premiums.

**OCCUPANCY DELAYS:** If occupancy is or will be delayed for any reason beyond the Lease commencement date, Management/Owner/Landlord will not be responsible for any claims, damages or liabilities for the delay and no discounts, concessions or compensation will be given. The Lease will remain in force subject to abatement of rent on a daily basis during the delay or Applicant/Resident may elect to terminate the Lease prior to occupancy as set forth below: If LANDLORD gives notice to any RESIDENT that an occupancy delay is expected and states a new readiness date, RESIDENT may give LANDLORD a written notice to

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