



RESIDENTIAL RENTAL APPLICATION

Every adult (18+) who will live at the property must be listed and must sign. Applicants 1 and 2 may apply together on this form. Please complete every field; write "N/A" where a question does not apply. **Incomplete applications will not be processed.** This application is not a lease, and submitting it does not reserve the property.

1. PROPERTY AND LEASE TERMS

Property address desired	Address: _____ Unit: _____ City, state, ZIP: _____ ☐ Furnished ☐ Unfurnished ☐ No preference		
Association	If the property is in a homeowners or condominium association, the lease is subject to association approval and its governing documents.		
Lease term	☐ 12 months ☐ 6 months ☐ Seasonal: _____ months ☐ Other: _____ Requested start date: _____ Requested end date: _____		
Monthly rent	As listed for the selected property, due on the 1st of each month. Listed rent: \$ _____		
Security deposit	Equal to one (1) month's rent, unless the listing states otherwise		
Due at lease signing	First month's rent and security deposit, paid by electronic transfer or cashier's check. Cash is not accepted.		
Utilities included	As stated in the listing for the selected property		
Pets	NO PETS of any kind. Assistance animals are handled under applicable fair housing law.		
Smoking	No smoking or vaping anywhere inside, on the lanai, or in the garage		
Maximum occupants	Only the applicants named on this application		
Vehicles	Maximum two (2) registered passenger vehicles, subject to any association rules. No boats, trailers or RVs without landlord (and any required association) approval.		
Renter's insurance	Required before move-in, with at least \$100,000 of personal liability coverage		
Date of application:		Desired move-in date:	

2. APPLICANT INFORMATION AND CONTACT DETAILS

	APPLICANT 1	APPLICANT 2
Full legal name (first, middle, last)		
Other names used (maiden, former)		
Mobile phone	()	()
Email address	@	@
Alternate phone (home/work)	()	()
Preferred contact method	☐ Text ☐ Email ☐ Call	☐ Text ☐ Email ☐ Call
Date of birth		
Social Security No. / ITIN		
Driver's license / ID no. and state	State:	State:

Your Social Security number is used only for credit and background screening, and it is kept confidential.

3. RESIDENCE HISTORY (PAST 3 YEARS)

	APPLICANT 1	APPLICANT 2
Current address		
City, state, ZIP		
Dates at address (from – to)		
Housing status	☐ Own ☐ Rent ☐ Other	☐ Own ☐ Rent ☐ Other
Monthly rent / mortgage	\$	\$
Landlord or manager name		
Landlord phone and email		
Reason for moving		
Previous address		
City, state, ZIP		
Dates at address (from – to)		
Landlord name, phone and email		
Reason for leaving		
Permanent / primary residence (if you will keep another home during the lease)		

4. EMPLOYMENT AND INCOME

	APPLICANT 1	APPLICANT 2
Current employer / business		
Position / title		
Supervisor name		
Employer phone and email		
Employer address		
Start date		
Gross monthly income	\$	\$
Employment status	☐ Employed ☐ Self-emp. ☐ Retired	☐ Employed ☐ Self-emp. ☐ Retired
Other income (source and monthly amount)	\$	\$
Previous employer (if less than 2 years at current)		
Position, dates and phone		

Income standard: combined verifiable gross monthly income of at least three (3) times the monthly rent, or verifiable liquid assets acceptable to Landlord. Applicants who don't meet this standard may be asked for prepaid rent or a guarantor, as permitted by law.

5. BANKING AND FINANCIAL INFORMATION

	APPLICANT 1	APPLICANT 2
Bank / financial institution		
Account type(s)	☐ Checking ☐ Savings	☐ Checking ☐ Savings
Total monthly debt payments (auto, credit cards, loans, child support, etc.)	\$	\$

6. RENTAL, CREDIT AND BACKGROUND HISTORY

	APPLICANT 1	APPLICANT 2
Have you ever been evicted, or had an eviction case filed against you?	☐ Yes ☐ No	☐ Yes ☐ No
Have you ever been asked to move out, or had a lease terminated by a landlord?	☐ Yes ☐ No	☐ Yes ☐ No
Have you ever broken a lease or left owing a landlord money?	☐ Yes ☐ No	☐ Yes ☐ No
Have you filed for bankruptcy in the past 7 years?	☐ Yes ☐ No	☐ Yes ☐ No
Have you had a foreclosure or repossession in the past 7 years?	☐ Yes ☐ No	☐ Yes ☐ No
Have you been convicted of a felony, or of a misdemeanor involving violence, drugs, or damage to property? (Arrests that did not lead to conviction need not be disclosed.)	☐ Yes ☐ No	☐ Yes ☐ No
Are you required to register as a sex offender in any state?	☐ Yes ☐ No	☐ Yes ☐ No
Do you or will any occupant smoke or vape?	☐ Yes ☐ No	☐ Yes ☐ No

If you answered "Yes" to any question, explain (dates, circumstances, outcome):

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A "Yes" answer does not automatically disqualify you. Landlord considers each application individually and in compliance with fair housing laws.

7. OCCUPANTS AND PETS

Will anyone other than Applicants 1 and 2 live at the property?	☐ Yes ☐ No	If yes, name(s) and age(s):
Do you own, or plan to bring, any animal?	☐ Yes ☐ No	If yes, describe:

This is a NO-PET property. Visiting animals are also prohibited. If you need an assistance animal because of a disability, please submit a separate written request. It will be reviewed as required by the Fair Housing Act and Section 760.27, Florida Statutes.

8. VEHICLES (MAXIMUM TWO)

Owner	Make	Model	Year	Color	License plate	State

Will you keep any boat, trailer, motorcycle, jet ski, RV or commercial vehicle at the property? ☐ Yes ☐ No If yes, describe on the vehicle lines above.

9. EMERGENCY CONTACTS (NOT LIVING WITH YOU)

Name	Relationship	Mobile phone	Email and city/state

10. REQUIRED DOCUMENTS (ATTACH COPIES)

- ☐ Completed homeowners or condominium association lease or tenant application and any association fee, if required for the selected property (provided separately)

11. APPLICANT ACKNOWLEDGMENTS (EACH APPLICANT INITIAL)

	App. 1	App. 2
I have reviewed the lease terms summarized in Section 1, including the rent, deposit, lease dates, no-pet and no-smoking rules, and occupancy and vehicle limits.		
I understand that if the property is in a homeowners or condominium association, the lease is subject to the association's approval. I will complete any association application, screening or interview within three (3) days of request and pay any association fees. If the association does not approve, no lease will be formed.		
I understand that if this application is approved, I must sign the lease and pay the first month's rent and security deposit in good funds within forty-eight (48) hours of approval. Otherwise the approval lapses and the property may be offered to others.		
I understand the property will not be held for me until the lease is fully signed and all move-in funds are received.		
I understand that any application or screening fee is non-refundable once screening has begun, whether I am approved or not.		
If the property is furnished, I understand that I will be responsible for the replacement cost of any missing or damaged furnishings, as provided in the lease.		
I understand that subletting, short-term rental, and listing the property on any vacation rental platform are prohibited.		
I agree that Landlord may contact me by text message, phone and email at the mobile numbers and email addresses I have provided, about this application and any resulting tenancy, and that notices and documents may be delivered and signed electronically where permitted by law.		

12. CERTIFICATION AND AUTHORIZATION TO RELEASE INFORMATION

Each applicant certifies that the information in this application is complete, true and correct. Each applicant understands that false, misleading or incomplete information is grounds for rejecting this application. If a lease is signed, it is grounds for termination of the lease and forfeiture of deposits, to the extent permitted by law.

Each applicant authorizes Yellowfin Capital, LLC, its agents, and any consumer reporting agency it uses to obtain consumer credit reports, eviction and civil court records, criminal background reports, and sex-offender registry records about the applicant. Each applicant also authorizes them to verify all information provided, including by contacting current and former landlords, employers, financial institutions and references, whether or not they are listed. This authorization applies now, and also for renewals, collection of any amounts owed, and other legitimate business purposes related to the tenancy. Each applicant authorizes the release of this application and any screening results to any homeowners or condominium association that must approve the lease, for its approval process.

If the application is denied or conditioned based in whole or in part on a consumer report, the applicant will receive an adverse action notice as required by the federal Fair Credit Reporting Act. The notice will identify the reporting agency and explain the applicant's right to obtain a free copy of the report and dispute its accuracy.

Equal Housing Opportunity. Yellowfin Capital, LLC does not discriminate on the basis of race, color, religion, sex (including sexual orientation and gender identity), national origin, disability, familial status, or any other characteristic protected by federal, state or local law.

APPLICANT 1

Signature _____ Date _____

Mobile: _____

Email: _____

APPLICANT 2

Signature _____ Date _____

Mobile: _____

Email: _____