

**Davis Island Apartments  
29 Davis Blvd. Suite A  
Tampa, Florida 33606  
(813) 254-1745  
Fax (813) 254-8059**

**Directions for Cosigner**

Fill out all application paperwork. Make a copy of your photo ID. Provide two pay stubs (most recent tax return if self-employed). Have the Guaranty of Lease notarized.

*Bring in or overnight mail all original documents.*

Guaranty of Lease - Fill in Davis Island Apartments as the “owner”, all tenant names in the second blank and the anticipated move in date in the third blank.

Lead-paint Disclosure - Initial at “A”, “B” and “D”, print and sign your name as lessee.

Provide one money order for the deposit and a second money order for the application fees.

One bedroom deposit - \$300  
Two bedroom deposit - \$400  
Application fees - \$40 each

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**davisislandapts.com**

**Cosigner Application**

Co-Applicant must complete a separate application.

**Address applying for** \_\_\_\_\_

**Move-in date** \_\_\_\_\_

**Rent amount \$** \_\_\_\_\_

**Lease term** \_\_\_\_\_ **months**

**FULL LEGAL NAME** \_\_\_\_\_

**Social Security Number** \_\_\_\_\_ **Date of birth** \_\_\_\_\_

**Home phone #** \_\_\_\_\_ **Cell phone #** \_\_\_\_\_ **Work phone #** \_\_\_\_\_

**email:** \_\_\_\_\_

**Driver's License #** \_\_\_\_\_ **State** \_\_\_\_\_ **Exp. date** \_\_\_\_\_

**CURRENT ADDRESS** \_\_\_\_\_

**Rent/mortgage \$** \_\_\_\_\_ **mntly** **Month & Year Moved In** \_\_\_\_\_

**Owner or Agent** \_\_\_\_\_ **Phone ( )** \_\_\_\_\_

**INCOME INFORMATION**

\_\_\_ **Employed Full-Time** \_\_\_ **Employed Part-Time** \_\_\_ **Retired**

**Provide two paystubs with application.**

**Self-employed applicants must provide most recent tax return**

**Employer** \_\_\_\_\_

**Start Date** \_\_\_\_\_ **Job Title** \_\_\_\_\_

**Supervisor** \_\_\_\_\_ **Supervisor's Phone ( )** \_\_\_\_\_

**Address** \_\_\_\_\_

**Monthly gross income (before taxes) \$** \_\_\_\_\_

**EMERGENCY CONTACT (family member other than co-applicant)**

**Name** \_\_\_\_\_

**Relationship to you** \_\_\_\_\_

**Address** \_\_\_\_\_

**Hm #** \_\_\_\_\_ **Wk #** \_\_\_\_\_ **Cell #** \_\_\_\_\_

HAVE YOU EVER: (answer yes or no)

Filed for bankruptcy? \_\_\_\_\_ year \_\_\_\_\_ Was it dismissed? \_\_\_\_\_

Willfully or intentionally refused to pay rent when due? \_\_\_\_\_

Have you or your spouse ever had an eviction action filed against you? \_\_\_\_\_

Have you or your spouse ever broken a rental agreement? \_\_\_\_\_

Have you or your spouse ever been sued for non-payment of rent or damages to rental \_\_\_\_\_ property?  
\_\_\_\_\_

Have you or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense? \_\_\_\_\_

AUTHORIZATION: I hereby authorize the property manager and agents to verify all information contained on the application and conduct a full background check including but not limited to credit, bank account, employment, eviction, rental history and criminal offenses. I authorize the property manager and agents to contact any persons or companies listed on the application as well as any persons or companies not listed on the application if relevant for processing.

CORRECT INFORMATION: I affirm that all the information on this application is true, accurate, complete and correct. If this is not so, my application may be denied and the deposit forfeited. I understand that false information may constitute a criminal offense under the laws of this state and that my lease will be held in default and I may be subject to eviction.

APPLICATION DEPOSIT AGREEMENT: Applicant has deposited an "application deposit" (in the amount stated below) in consideration for the owners taking the dwelling unit off the market while considering approval of this application. If the applicant is approved, the application deposit shall be applied toward the security deposit. If the applicant is denied, the application deposit will be refunded unless false information was given on the application. **If the applicant changes his/her mind and cancels the application for any reason, the application deposit will be forfeited. The applicant completely understands that once the application deposit is received by the rental office, there is no grace period.**

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED. I HEREBY AFFIRM THAT I HAVE READ THE APPLICATION, LEASE AGREEMENT AND ALL ADDENDUMS AND THAT I UNDERSTAND ALL THE TERMS AND ALL CHARGES DUE.

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**Applicant's Signature & Date**

Application deposit \$ \_\_\_\_\_ receipt # \_\_\_\_\_

# Resident Selection Criteria

## **EQUAL HOUSING**

Davis Island Apartments application process is in accordance with the Fair Housing laws and follows a policy of non-discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin.

All adult applicants 18 or older must submit a fully completed, dated and signed application and fee. **Applicants must provide proof of identity and a social security number.** A non-refundable application fee will be required for all adult applicants. We require an application deposit to be collected to hold a property off the market. **The application fee and deposit must be in the form of two separate money orders.**

In the event the application is approved, this deposit shall be applied as the required security deposit. In the event the application is denied, the application deposit will be refunded. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit.

We reserve the right to require a higher security deposit and/or additional prepaid rent.

Rental history reports from current and previous landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination. Mortgage payment history will be verified.

All sources of income must be verifiable if needed to qualify for a rental unit. Applicants must have a combined gross income of at least three times the monthly rent. **Employed applicants must provide two recent pay stubs when applying.** **Self employed applicants are required to produce their most recent tax returns or 1099s.** **Non employed applicants must provide verifiable proof of income.**

Co-signers are permitted for currently enrolled full-time students. The co-signer must be the parent or legal guardian of the applicant.

No pets (with the exception of medically necessary pets for the benefit of the occupant(s)) of any kind are permitted without specific written permission of landlord in the lease document, and addendum to lease, and payment of the non-refundable pet fee. Fees are waived for medically necessary pets.

Credit history and/or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or non-dismissed bankruptcy within the past five years. Our company policy is to report all non compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau.

Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosee", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.

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Applicant signature and date

## Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

### Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

### Lessor's Disclosure (initial)

\_\_\_\_\_ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ (b) Records and reports available to the lessor (check one below):

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Lessee's Acknowledgment (initial)

\_\_\_\_\_ (c) Lessee has received copies of all information listed above.

\_\_\_\_\_ (d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

### Agent's Acknowledgment (initial)

\_\_\_\_\_ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

|  |               |  |               |
|--|---------------|--|---------------|
| <u>        Davis Island Apartments        </u> |               | <u>        Davis Island Apartments        </u> |               |
| _____<br>Lessor                                | _____<br>Date | _____<br>Lessor                                | _____<br>Date |
| _____<br>Lessee (print name)                   | _____<br>Date | _____<br>Lessee (sign name)                    | _____<br>Date |
| _____<br>Agent                                 | _____<br>Date | _____<br>Agent                                 | _____<br>Date |

# GUARANTY OF LEASE

I understand that \_\_\_\_\_ (Owner) will lease a residential dwelling to: \_\_\_\_\_ (Tenant) for a term beginning on or about \_\_\_\_\_, 20\_\_\_\_\_, subject to my signing this guaranty.

I unconditionally guarantee the payment of all of the rents and full performance and observance of all of the terms of the lease by the tenants. This guaranty will continue in effect as to any renewal or modification of the foregoing lease and any assignment or transfer by the landlord or tenant(s), or any subleasing, whether or not guarantor receives any notice of or consents thereto.

Failure of the landlord to insist upon strict performance or observance of any of the terms of the lease, or to exercise any right will not diminish the enforceability of this guaranty.

The guarantor further agrees that liability under this guaranty shall be primary and that with respect to any right of action which may accrue to the landlord under the foregoing lease, or this guaranty, landlord may, at landlord's option, proceed against the guarantor without first making demand against the tenant(s) and without first bringing action against tenant(s), and without joining the tenant(s) as party-defendant(s). Guarantor further agrees that in any action brought by landlord against tenant(s), the guarantor need not be joined as party-defendant.

All terms and provisions herein shall inure to the benefit of the successors and assigns of the landlord and shall be binding upon the heirs, personal representatives, successors and assigns of the guarantor. I waive trial by jury of any issues arising out of or related to this guaranty.

IN WITNESS WHEREOF, the undersigned has affixed his or her signature this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

GUARANTOR:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Printed or Typed Name)

\_\_\_\_\_  
(Address)

SS # \_\_\_\_\_ DOB \_\_\_\_\_

**Form provided by:  
LAW OFFICES OF  
HEIST, WEISSE & DAVIS, P.A.  
1 800 253 8428**