



RENTAL ACCEPTANCE CRITERIA & APPLICATION DISCLOSURES

FAIR HOUSING STATEMENT

Vintage Real Estate Services is a fair housing provider. We do not discriminate. No application will be denied on the basis of race, color, religion, creed, sex, sexual or affectional orientation, disability, familial status, marital status, national origin or ancestry, or any other specific classes protected by applicable laws.

BUSINESS RELATIONSHIP

The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. Vintage Real Estate Services reserves the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, is intoxicated, is argumentative, or in general displays an attitude at the time of the showing and application process that causes Vintage Real Estate Services to believe it would not have a positive business relationship.

APPLICATION REQUIREMENTS

Your application must be filled out completely and accurately. An incomplete application may be rejected or not processed. Any misstatements or omissions made on your application, whether or not discovered before acceptance, are grounds for denial of an application and/or termination of an existing lease.

APPLICATION CRITERIA

Applicants must have and show a government issued photo identification to verify the identity of the individual signing the application and lease. Applicants must have a valid Social Security Number to apply.

Credit– Applicants with less than a 700 FICO credit score are considered but may require higher advance funds prior to move-in.

- For joint applications the determination of the security deposit will be based on the lowest credit score.
- Applicants with a slow pay, tax lien, repossession, foreclosure, discharged personal bankruptcy, collections or less than good credit ratings may be considered with a required payment of additional security deposit.
- Applicants will not be accepted for the following derogatory credit records: eviction and/or moneys owed to an apartment or landlord.
- Applicants with a FICO credit score between 550-599 WILL NOT be considered for any rental property with a monthly rent greater than \$1150.00.
- Applicants with a FICO credit score less than 550 WILL NOT be considered for any rental property.
- For joint applications, at least one applicant must meet the minimum FICO credit score requirements; in such cases determination will be made by the office and placement is not guaranteed.

Criminal– Criminal records must contain no convictions for felonies for crimes within the past seven (7) years involving violence against persons, damage or destruction of property, manufacture or distribution of controlled substances and no sexual offenses ever.

- Depending upon the nature, severity and age of the conviction, the application may be rejected. A felony count within the past seven (7) years may be grounds for rejection.
- Registered sex offenders will be disqualified for life.

Residency– Applicants must have three (3) years of verifiable resident history.

- Previous rental history reports from landlords must reflect timely payment, no NSF checks, sufficient notice of intent to vacate, no complaints of noise or disturbance, and no damage to unit at time of termination.

- Relatives are not acceptable rental references.
- Daytime phone numbers are needed for rental references.
- Any eviction filed against you within the last seven (7) years may be grounds for rejection.

Income – Applicants must have at least three (3) years of employment history. Supporting documentation is required.

- For rentals with a monthly rent less than or equal to \$1150.00, the total combined gross monthly income from all sources must be at least two and a half (2 ½) times the amount of the monthly rent in order to be approved.
- For rentals with a monthly rent greater than \$1150.00, the total combined gross monthly income from all sources must be at least three (3) times the amount of the monthly rent in order to be approved.
- Applicants must have current, consistent, and verifiable employment of at least six (6) months. Applicant to provide verification from employer or copies of at least three (3) current consecutive pay stubs.
- Self-employed applicants must provide the following:
 - Previous two (2) years tax statements and previous three (3) months company bank statements.
- Retired applicants must provide the following:
 - Previous three (3) months bank statements indicating the monthly direct deposit OR
 - Provide the documentation indicating monthly income, i.e. government letter of social security, disability income, or retirement (i.e. welfare, child support, alimony, etc.).

Vehicles – No more than two (2) vehicles per household will be allowed without landlord’s written consent.

Occupancy Limit – Two (2) persons per bedroom plus one additional occupant is the occupancy standard.

Smoking Policy – All units are non-smoking unless otherwise stated in the lease.

Pet Application – **ALL** Applicants, regardless of whether or not they currently own a pet, must complete a profile with PetScreening.com prior to the issue of Lease/Rental Agreement. Acceptance of applicant is dependent upon completion.

- The following pets WILL NOT be accepted under any circumstances: German Shepherds, Dobermans, Pit Bulls, Chows, Rottweilers, Malamutes, Wolf-Dog Hybrids, Bulldogs, Mastiffs, Great Danes, Bullmastiffs, St. Bernards, Presa Canarios, Akitas, Tosa Inus, Siberian Huskys, Terriers or any mix of the aforementioned, or any other breed or mixture thereof which Management decides not to approve.
- In the event that my pet causes damage or destruction to persons or property, I agree that all costs of said damage or destruction shall come out of our Security Deposit and/or Pet Fee. Should the Security Deposit or Pet Fee be insufficient to cover the cost of any pet damage or destruction, then I agree to be financially responsible for damages above and beyond the amount of my security deposit.
- If the pet becomes a nuisance or causes damage or destruction to the premises or otherwise violates the terms of this pet application, Management may terminate the pet’s right of occupancy and/or my lease agreement subjecting me to eviction.

APPLICATION PROCESS

By completing this application, you are affirming that the information is true, accurate, complete, and correct. If it is not so, this application may be denied and/or the lease be held in default and you may become subject to eviction.

Payment of the application fee is required at the time you apply for the home. The application fee is \$75.00 per person and is non-refundable for any reason. One application per adult (over 17 years in age) is required.

If this application is approved, the security deposit or surety bond must be submitted within 24 hours in order to hold the rental property.

After the security deposit has been received, if the applicant fails to enter into a Lease/Rental Agreement for any reason, the entire security deposit shall be forfeited.

ADDITIONAL PROCEDURES AND CRITERIA

All persons leasing a rental property must be 18 years or older to sign a lease and all adult occupants must submit an

application. All applicants must provide a government issued identification card; if you are not a US Citizen, you will be asked for proof that you are lawfully in the USA.

Payment of a non-refundable application fee \$75.00 per adult. If more than one application is submitted, the application that best matches the owner's requirements will be approved.

Applicants must complete a screening application with PetScreening.com. This screening must be complete prior to acceptance and is for all applicants, including those without pets.

Reservation Deposit for Application Acceptance – Non-Refundable

In order to secure the rental, the security deposit agreed upon must be received within 24 hours of notice of acceptance.

After the security deposit has been received, if the applicant fails to enter into a Lease/Rental Agreement for any reason, the entire security deposit shall be forfeited.

Upon acceptance, the applicant must obtain renters insurance and provide proof of coverage. For your convenience, Vintage Real Estate Services has partnered with ePremium to provide a full coverage policy with guaranteed acceptance. Failure to maintain insurance may result in a default under the Lease and/or additional fees.

Typical Funds Due at Move-in

Typical funds due on or before moving into a rental property may include, but are not limited to: 1st Month Rent, Pro-Rated Rent, Security Deposit, a lease activation fee of \$125.00, \$45.95 for the Resident Benefit Package and if applicable a non-refundable pet fee of at least \$250.00. If community association approval is required prior to occupancy, you will be asked to follow the application process of the community association and make any required fees payable to the association in the amount requested and produce for acceptance notice prior to occupancy.

Typical Lease Obligations

Typical lease obligations with Vintage Real Estate Services include, but are not limited to: All move-in monies must be paid by certified funds. After the first month's rent, rents may be paid by personal check drawn on a U.S. bank account. Rents may be paid by mail to the office, online at vintagerealestate.net through ACH or by using a Zego CashPay account. When mailing a payment to the office you should plan to mail it at least five (5) business days prior to the rent due date to avoid late charges.

- There is a mandatory renewal lease fee of \$100.00.
- In addition to a non-refundable pet fee, Tenants with approved pets will be responsible for a monthly fee of \$25.00 per pet for the first pet. Each additional pet will incur an additional pet charge of \$15.00 per month. There is a three (3) pet limit per property.
- Tenant will be responsible for all utilities unless otherwise specified in the lease.
- Tenant will be responsible for standard maintenance as defined in the Lease Agreement and all minor repairs up to \$150.00.
- Tenant will be enrolled in a mandatory Resident Benefit Package at a cost of \$45.95 per month.
- Tenant responsible for taking precautions to avoid mold and mildew conditions in the rental property. Tenant responsible for lawn, shrubs and plant bed care unless otherwise specified in the lease.
- Tenant responsible for pool care unless otherwise specified in the lease.

Required Notice of Rental Housing Rights and Resources

Pursuant to Hillsborough County Ordinance 2021-21-7, landlords and other lessors of residential rental property in unincorporated Hillsborough County are required to distribute this notice to persons applying to rent a rental unit. Where no application is required, this Notice must be provided prior to the tenant's occupation of a rental unit.

This notice provides a general overview of rental rights and related resources for tenants in unincorporated Hillsborough County, but is not intended to provide legal advice by either the County or the landlord providing the notice.

TENANTS HAVE RIGHTS

Just as tenants have responsibilities under Florida law and through lease agreements – including paying rent, keeping the unit clean and in working order, and not disturbing the peace, – landlords have certain requirements and restrictions as well, such as providing a clean and safe property by maintaining the major systems and the building structure. Landlords in unincorporated Hillsborough County are also required to provide notice to tenants informing them when a late fee has been incurred.

KNOW THE LAW

Tenants in Florida can have either a written or an oral lease agreement. Because there are more likely to be misunderstandings with an oral lease, if possible, it is recommended that tenants have a written lease agreement with the landlord. Prior to entering into a lease, tenants should review their lease regarding their responsibilities and should also be familiar with Florida's Landlord/Tenant Law in Florida Statute Chapter 83, Part II. The state of Florida provides a free brochure with an overview of Florida's Landlord/Tenant Law that is available at FloridaConsumerHelp.com or by calling **1-800-HELP-FLA (435-7352)** or **1-800-FL-AYUDA (352-9832)** en Español.

ALL RESIDENTIAL RENTALS MUST BE FIT FOR HABITATION

A unit must generally include plumbing and heating that is compliant with all applicable codes, be reasonably free from pests and have fully-functioning and locking doors and windows, among other requirements. Structures in unincorporated Hillsborough County must also meet all applicable building, housing, and health codes. If there is an issue with your unit for which you

are not responsible for in your lease, contact your landlord as set forth in your lease. If your landlord does not address the issue within a reasonable timeframe, you may be able to report it. Certain issues, such as lack of operable sanitary facilities or water or leaking roofs, can be reported to **Hillsborough County Code Enforcement at (813) 274-5545**.

DISCRIMINATION AND RETALIATION ARE ILLEGAL

A landlord may not raise your rent or threaten to evict you because you reported a health or safety violation or filed a fair housing complaint. A landlord cannot treat you differently because of your race, nationality, disability, religion, or sexual orientation, or because you pay your rent with Section 8 vouchers or any other governmental assistance, among other criteria. If you feel you have been discriminated or retaliated against, you can contact the **Equal Opportunity Administrator's Office at (813) 272-6554** or the **Hillsborough County Consumer Protection at (813) 635-8316**.

YOU HAVE THE RIGHT TO CHALLENGE AN EVICTION AND OTHER UNLAWFUL ACTION

A lease does not prevent you from challenging an eviction. If the landlord is violating the lease agreement, you can always seek relief through the courts. If you cannot afford an attorney, you can contact **Bay Area Legal Services at (813) 232-1343** to see if you are eligible for free legal assistance.

FINANCIAL ASSISTANCE

If you face eviction and/or homelessness, financial assistance may be available. There are many local organizations that can help. Contact **Hillsborough County Social Services at (813) 301-7341**.



Required Notice of Rental Housing Rights and Resources

Resources

Discrimination (Race, Color, Gender, Age, National Origin, Religion, Disability, Marital or Familial Status, Sexual Orientation, Gender Identity, or Expression)

Hillsborough County Equal Opportunity Administrator's Office
(813) 272-6554

Persons with Disabilities

Hillsborough County ADA Officer
(813) 276-8401; TTY: 7-1-1

For hearing or speech assistance, call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955- 8700(v) or Dial 711

Housing & Rental Financial Assistance

Hillsborough County Social Services
(813) 301-7341

Section 8

Tampa Housing Authority
(813) 341-9101

Eviction Proceedings & Disputes

Hillsborough County Clerk of the Circuit Court
(813) 276-8100 x 7807

Hillsborough County Sheriff's Office Civil Process Section
(813) 242-5200

Complaints, Security Deposit Disputes & Source of Income Discrimination

Hillsborough County Consumer Protection
(813) 635-8316
HCFLGov.net/Consumer

Legal Questions or Problems

Bay Area Legal Services, Inc.
(813) 232-1343

Affirmation of Receipt of Required Notice of Rental Housing Rights and Resources

I/We, _____ [tenant(s)], confirm that I/we have received a Required Notice of Rental Housing Rights and Resources on _____ [date].

Tenant Signature

Landlord Signature

Tenant Name (Printed)

Landlord Name (Printed)

Tenant Signature

Tenant Name (Printed)

This signature page should be retained by the landlord. Please provide a copy of this document to your tenant(s). The Rental Housing Rights and Resources can be found at HCFLGov.net/TenantRights.





REQUIRED NOTICE OF RIGHTS IN HOUSING

Landlords in the City of St. Petersburg are required to distribute this notice, and it is not intended to provide legal advice by either the City or the Landlord.

RENTERS HAVE RIGHTS

Per City of St. Petersburg Ordinance 422-H, at the time a rental agreement is formalized, all landlords in the city are required to notify tenants as follows:

Though tenants have responsibilities under Florida law and through lease agreements – including paying rent, keeping the unit clean and in working order under relevant codes and not disturbing the peace - landlords have certain requirements and restrictions as well. This document is meant to educate tenants about their rights and tenants should review their lease regarding their responsibilities and discuss questions with their landlord.

ALL RESIDENTIAL RENTALS MUST BE FIT FOR HABITATION

A unit must generally include working plumbing and heating, be free from pests and have locking doors and windows, among other requirements¹. Structures in the City must also meet all applicable building, housing and health codes. If there is an issue with your unit for which you have not assumed responsibility under your lease, contact your landlord as set forth in your lease. If your landlord does not address the needed issue within a reasonable timeframe, certain issues can be reported to the City Codes Department at 727-893-7373. A landlord cannot deny access to a code inspector if access is granted by a tenant.

RETALIATION AND DISCRIMINATION ARE ILLEGAL

A landlord may not raise your rent or threaten to evict you because you reported a health or safety violation or filed a fair housing complaint². A landlord cannot treat you differently because of your race, nationality, disability or sexual orientation, among other criteria³. If you feel you have been discriminated against or retaliated against, contact the Pinellas County Office of Human Rights at 727-464-4880.

YOU HAVE THE RIGHT TO CHALLENGE AN EVICTION AND OTHER UNLAWFUL ACTION

A lease cannot prevent you from challenging an eviction or limit the liability of a landlord⁴. If a landlord is violating the lease agreement or otherwise damaging your interest (such as utilizing utilities you pay for without your permission) you can always seek relief through the courts. If you challenge an eviction and win, your landlord must generally pay for your attorney. If you cannot afford an attorney, you may be eligible for free legal assistance from many local and statewide groups. Contact the Pinellas County Office of Human Rights at 727-464-4880 or visit the Florida Bar website at floridabar.org/public/probono/ for more information.

HELP IS AVAILABLE

If you face eviction and/or homelessness, financial assistance may be available. There are many local organizations that can help. Contact 211 for a full directory of local services or visit 211tampabay.org for more information.

¹ Fla. Stat § 83.51

² Fla. Stat § 83.64

³ Fair Housing Act, Title VIII of the Civil Rights Act of 1968, and Pinellas County Code Chapter 70

⁴ Fla. Stat. § 83.47

Additional Information

Disclosure 1: Pursuant to Federal Fair Credit Reporting Act, 15, U.S.C. Section 1681, et seq., as amended by the Consumer Credit Reporting Reform Act of 1996 if the Owner denies you residency or asks for additional security deposit, advance rent or a co-signer based on the information obtained from this application you may request a copy of your credit report from the credit reporting agency within 60 days of your denied application for residency. An adverse action letter will contain numbers for the credit reporting source being used by Vintage Real Estate Services.

Disclosure 2: Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals living in their communities. Tenants who deem this information material should contact FDLE toll free at 1-888-357-7332, via e-mail at sexpred@fdle.state.fl.us, or via the internet at www.fdle.state.fl.us/sexualpredators.

Disclosure 3: At some point in the lease application process, you may be provided with information regarding the school boundaries for a particular property. Due to school overcrowding in certain areas, school boundaries are subject to change. As a result, the information available to the Owner and the Realtor may not be accurate or current, even though it appears to be from a reliable source. If this information is important to you, contact the local school board directly to verify the correct school boundaries for the particular property you are intending to rent prior to signing a lease.

By signing this application you agree/affirm to have read the above information and that the information provided is true.

All applications are processed by Rental History Reports. Please direct all inquiries regarding your file to the following address:

Rental History Reports

7900 West 78th Street, Suite 400 | Edina, MN 55439

Telephone (952) 545-3953 or (888) 389-4023

www.RentalHistoryReports.com/Applicant