



Neubauer Real Estate, Inc.

Residential Lease Application

For office Use



Application date: _____
 Property Addr: _____
 Owner Code: _____
 Property No.: _____ Unit #: _____
 Shown by: (staff) _____
 Client of: (staff) _____

Occupancy Date: _____
 Lease Term: _____ mos. + _____ days
 Rent Rate: _____ /mo. = _____ total
 1st Mo. Prorata: _____ amt. _____ date paid
 Security Deposit: _____ amt. _____ date paid
 Pet Deposit: _____ amt. _____ date paid

Applicant:	<input type="checkbox"/> Married <input type="checkbox"/> Single Birthdate:	
Social Security Number:	Driver License #:	
Joint Applicant:	<input type="checkbox"/> Married <input type="checkbox"/> Single Birthdate:	
Social Security Number:	Driver License #:	
Requested Government Housing (Y/N & estimated wait time):		
Total Number of Occupants:	including	adults minors
Pets: #1 Type	Weight	Age #2 Type Weight Age
Residence History		
Present Address:(city/state/zip)		
Phone: (Home)	(Work)	Email:
Present landlord: (name/phone)	Rent amt:\$	How long:
Previous address:(city/st/zip)		
Previous landlord:(name/phone)	Rent amt:\$	How long:
Employment History		
Employed by:	How Long:	Monthly Income:
city/state/zip:		Phone:
Previous Employer:	How Long:	Monthly Income:
city/state/zip:		Phone:
Joint Applicant's Employer:	How Long:	Monthly Income:
city/state/zip:		Phone:
Other income amount:	Source:	

This application, when accompanied by required deposit, is an offer to lease which shall be binding upon final approval by Landlord or Landlord's authorized agent. If, after acceptance and prior to signing a lease, applicant requests release from this offer, it is understood that the deposit may be retained by Landlord. Landlord reserves right to accept or decline pets and charge non-refundable pet fee. The undersigned hereby authorizes Landlord and Neubauer Real Estate, Inc. to investigate the foregoing information and make inquiry through the Credit Bureau at any time for the purpose of this lease. (Please see application process information attached.)

Applicant _____

Joint Applicant _____

Thank you for your application

Please see reverse side of this form for disclosures, notices & procedures.

Please Fax to (850) 785-1583

Notice to Applicants

Thank you for your interest in leasing property which is managed by our firm. We make every effort to that assure our rental properties are in clean condition and good repair prior to leasing. Please recognize, however, that we do not always have our client's authorization or resources to restore these properties to the best possible condition. With this in mind, we ask that you make us aware during the application process, of any maintenance or repairs that are of particular concern to you. This will allow us to address these questions with the property owner prior to execution of the lease, and provide us ample time to perform maintenance which the property owner approves. If you have any questions regarding this matter or any part of the application process, please feel free to ask our Property Management staff. Again, thank you for choosing a home managed by ERA Neubauer Real Estate, Inc.

Application -vs- Lease

Parties acknowledge that an application to lease DOES NOT remove the property from the market. The property owner is free to accept or reject any offer for lease regardless of the order in which offers are received. As a matter of internal policy the property owner is encouraged to negotiate offers in the order submitted, however, an owner may accept any offer during the application process. An offer does not become an accepted agreement until all parties have agreed in writing to all terms and conditions, and either the written agreement has been delivered or the fact of execution has been communicated to all parties. Any offer or counter-offer may be withdrawn before such acceptance is communicated.

Property Information and Specifications

Any printed information received by Applicant including, but not limited to, promotional flyers or property information sheets, is not part of the Lease. Any information provided including, but not limited to, the size (square footage), age, room sizes, or other matters related to any improvements or structures, and any dimensions or size of the property are estimates only, not guaranteed and subject to verification by Tenant.

Deed Restrictions, Land Use Regulations and Utilities

The use of real property is generally subject to restrictions and limitations imposed by recorded covenants or governmental laws, ordinances rules or regulations. Upon execution of the lease, it shall be deemed that Tenant has become familiar with, or is reasonably confident that the intended use is compatible with any covenants, laws, rules or ordinances. Unless otherwise agreed in the lease, the Tenant is responsible for the cost of all utilities and deposits. The availability, source and cost of utilities should be investigated by Tenant prior to leasing.

Casualty Insurance

Your furnishings and personal belongings are not covered by the Landlord's casualty insurance. Accordingly, if flood protection is required, Tenant contents are generally not covered by most contents policies. Please consult with your insurance agent regarding contents coverage and the risk of loss due to flooding.

(Please acknowledge this page by placing your initials here) _____.