

# Lyons Real Estate Inc. 4575 Via Royale #206 Fort Myers, FL 33919

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**APPLICATION FEE TO RENT IS \$50 per person, on anyone over the age of 18, made payable to Lyons Real Estate**  
A \*SEPARATE / BLANK\* \$500 MONEY ORDER/CASHIER'S CHECK WILL STOP ADVERTISING &  
HOLD THE PROPERTY FOR YOU UP TO 30 DAYS FROM APPLICATION DATE.  
All complete applications submitted will have results within 3 days.

**This application is for rental address:** \_\_\_\_\_ **I / we want to rent this unit as of:** \_\_\_\_/\_\_\_\_/\_\_\_\_

1. List the following information for the Primary (A) adult applicant:

FIRST & LAST NAME \_\_\_\_\_ DRIVER'S LICENSE # \_\_\_\_\_ SOCIAL SECURITY# \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_ Email: \_\_\_\_\_@\_\_\_\_\_.com Phone # \_\_\_\_\_  
 Emergency Contact Name: \_\_\_\_\_ Ph. No. \_\_\_\_\_

**Current and previous residences. Where you live now. Where you've lived for the past 2 years.**

A	Address	City	State	Landlord	Phone	Rent	From - To
Curr							
Prev							
Prev							

**Current and previous employment. Where you work now. Where you worked for the past 2 years.**

A	Employer	Address	Phone	Job title	Supervisor	From - To
Curr						
Prev						
Prev						

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2. List the following information for the Co-applicant (B):

FIRST & LAST NAME \_\_\_\_\_ DRIVER'S LICENSE # \_\_\_\_\_ SOCIAL SECURITY# \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_ Phone # \_\_\_\_\_

**Current and previous residence. Where you live now. Where you've lived for the past 2 years.**

B	Address	City	State	Landlord	Phone	Rent	From - To
Curr							
Prev							
Prev							

**Current and previous employment. Where you work now. Where you've worked for the past 2 years.**

B	Employer	Address	Phone	Job title	Supervisor	From - To
Curr						
Prev						
Prev						

**PLEASE NOTE: ABSOLUTELY NO SMOKING INSIDE THE PROPERTY. DOING SO WILL RESULT IN THE LOSS OF YOUR ENTIRE SECURITY DEPOSIT.** I/we understand (check box) \_\_\_\_\_

How many people in total will occupy the property? ADULTS: \_\_\_\_\_ CHILDREN: \_\_\_\_\_ CHILDRENS AGES: \_\_\_\_\_

How many vehicles will you park? \_\_\_\_\_ MAKE(S): \_\_\_\_\_ COLOR(S): \_\_\_\_\_ PLATE #(S): \_\_\_\_\_

Why are you leaving your current residence? \_\_\_\_\_

Current total VERIFIABLE household income: \$ \_\_\_\_\_ (NET per month, or after taxes)

Have you or the co-applicant ever been convicted of being a Sexual Predator and/or Sexual Offender?

Primary Applicant Yes / No

Co-Applicant Yes / No

I/we, the undersigned applicants do agree that all statements made on this application are true, complete & accurate, and I/we do authorize the landlord or it's agent to order & review my/our credit & criminal history. Applicants agree any & all information can be shared with anyone else listed on this application; this includes, but is not limited to: criminal background results, credit score, eviction history, feedback regarding employment and/or rental verification, etc. I/we do further authorize all banks, employers, creditors, credit card companies, references & any and all other persons to provide any & all information concerning my/our credit and or other background. I/we further agree to furnish additional credit references or a credit report upon request.

**\* I/we understand that application fees are non refundable. The \$500 holding fee paid to take a property off the market & held for move in are non refundable if I/we decide not to move in, if you've been approved.** Otherwise, the \$500 holding fee will be applied to the first month's rent.

**\* I/we understand that an incomplete application with no VERIFIABLE income will not take the property off the market even with the \$500 holding fee paid. Income verification on company letterhead will not be accepted. The only forms of valid income verification are: most recent 3 months worth of bank statements or a pay stub with a YTD listed or most recent 2 years worth of tax returns.**

- **Minimum of 550 credit score is required for all applicants**
- **Color copy of all applicants driver's licenses. A picture of driver's license can be text to agent.**

**ALL PROSPECTIVE ADULT RESIDENTS PLEASE SIGN AND DATE**

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***Please complete both pages of this application, sign, and include \$50 per adult in the form of cashier's check, or money order ONLY and return to us as quickly as possible. The SEPARATE \$500 money order or cashier's check will stop our company from advertising & showing the property to anyone else and hold the property just for you. However, the property will not be held for more than 30 days from the date of your application. The lease start date will be effective no later than 30 days from the date of your application. If you are approved & do not move in, you will forgo the entire \$500 hold fee which will be sent to the owner in order to cover / recoup the loss in rental income while the property was not being advertised / occupied. If you are not approved for the property, you will be refunded the entire \$500 holding fee, which is why it needs to be left blank & NOT made payable to our office. The sooner we get a completed application, the sooner we can find out if you qualify for the property you are trying to rent. Once you are approved, an email will be sent to you with move in instructions.***