

# Lyons Real Estate Inc.

4575 Via Royale #206 Fort Myers, FL 33919

**Kayla Hernandez cell 239-810-6375**

APPLICATION FEE TO RENT PROPERTY IS \$50 per person, paid on 1 money order, charged to anyone over the age of 18  
made payable to Lyons Real Estate

**A \*SEPARATE\* \$500 MONEY ORDER/CASHIER'S CHECK WILL STOP ADVERTISING & HOLD THE PROPERTY UP TO 30 DAYS FROM DATE  
OF APPLICATION. ALL COMPLETE APPLICATIONS WILL HAVE RESULTS WITHIN 3 DAYS.**

*This application is for rental address : \_\_\_\_\_ / we want to rent starting: \_\_\_\_/\_\_\_\_/ 2019*

**APPLICANT A**

FIRST      MIDDLE      LAST                                  DRIVERS LICENSE #                                  SOCIAL SECURITY#

\_\_\_\_\_

PHONE # \_\_\_\_\_ D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_ Email Address: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ PHONE # \_\_\_\_\_

Current and previous residences. Where you live now. Where you've lived for the past 5 years.

A	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 5 years.

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

**APPLICANT B**

FIRST      MIDDLE      LAST                                  DRIVERS LICENSE #                                  SOCIAL SECURITY#

\_\_\_\_\_

PHONE # \_\_\_\_\_ D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_

Current and previous residences. Where you live now. Where you've lived for the past 5 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 5 years.

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

**PLEASE NOTE: ABSOLUTELY NO SMOKING INSIDE THE PROPERTY!!!** 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; or per month, after taxes)

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

Applicant 1 Yes / No                      Applicant 2 Yes / No

I/we, the undersigned applicants do agree that all statements made on this application are true, complete & accurate. I/we do authorize the landlord or it's agent to order & review my/our credit & criminal history. I/we agree any & all information can be shared with anyone listed on this application; this includes but is not limited to: criminal background check results, credit score, eviction history, employment and/or rental history feedback, 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. Also, any 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, after we are approved. Otherwise holding fee monies will be applied toward the 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 acceptable forms of income verification are: most recent 3 months bank statements or current month paystub with YTD listed or most recent 2 years tax returns.

You must have a minimum 550 credit score to be approved or the owner will require a double security deposit paid.

All applicants must take a picture of their driver's license and text it to the agent listed on the top of this application.

**ALL PROSPECTIVE RESIDENTS OVER THE AGE OF 18 MUST SIGN & DATE**

\_\_\_\_\_ DATE \_\_\_\_ / \_\_\_\_ / 2019

*Please complete both pages of this application, sign & include **\$50 per person over the age of 18 on 1 money order** & 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 & 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 and you do not move in, you will lose your entire holding 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 your entire holding fee. 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.*

Basic responsibilities of all our tenants include: changing AC filters monthly, changing AC thermostat batteries when needed, changing light bulbs when they go out, re-setting GFI's / breakers. Also, if well equipment present outside: adding salt to the brine tank & unplugging, emptying, and then scrubbing the aerator tank every 60 days. If toilets run - changing flapper(s). We want our tenants to treat our homes as if the home is their own. Certain maintenance responsibilities DO fall on our tenants