

# LEASE APPLICATION

Cell/Home Phone \_\_\_\_\_ Email \_\_\_\_\_  
Cell Phone \_\_\_\_\_ Email \_\_\_\_\_

M/In Date \_\_\_\_\_ McGrath Management, Inc., 5415 Lake Howell Rd., #191, Winter Park, FL 32792  
\*\* McGrathmgmt.com\*\* Kathyweaver@mcgrathmanagement.net Phone (407) 701-1229 Fax (407) 513-4184

Name \_\_\_\_\_ MI \_\_\_\_\_ Social Security # \_\_\_\_\_ Birth Date \_\_\_\_\_  
Spouse \_\_\_\_\_ MI \_\_\_\_\_ Social Security # \_\_\_\_\_ Birth Date \_\_\_\_\_

Other Occupants & Ages \_\_\_\_\_

Present Address & Name of Community \_\_\_\_\_

Landlord/Mortgage Co. Name & Phone number and FAX number \_\_\_\_\_

Length of Occupancy Yrs. \_\_\_\_\_ Mos. \_\_\_\_\_ Monthly Rent/Mortgage Amt. \$ \_\_\_\_\_ Currently in arrears? \_\_\_\_\_

Reason for leaving current address \_\_\_\_\_ Have given notice to move \_\_\_\_\_

Previous Address, Name of Landlord, Phone number \_\_\_\_\_ Date Vacated \_\_\_\_\_

Present Employer, City, State, Contact & Phone \_\_\_\_\_

Position \_\_\_\_\_ Length of Employment \_\_\_\_\_ Monthly Income \$ \_\_\_\_\_ O/T/Bonus/Commissions \$ \_\_\_\_\_

Previous Employer, Phone number, & date left employment \_\_\_\_\_

Spouse's Present Employer, City, State, Contact & Phone \_\_\_\_\_

Position \_\_\_\_\_ Length of Employ \_\_\_\_\_ Monthly Income \_\_\_\_\_ O/T/Bonus/Commission \_\_\_\_\_

Comments on credit status \_\_\_\_\_

First car description & tag number \_\_\_\_\_

Second car description & Tag number \_\_\_\_\_

Other vehicles \_\_\_\_\_

Recreation vehicles \_\_\_\_\_

Driver's License number, state issued and address shown \_\_\_\_\_

Spouse License number, state issued and address shown \_\_\_\_\_

Describe pet(s). If none, note "none." \_\_\_\_\_

\* I understand there is a **\$250 non-refundable pet fee, per pet**, if approved by Owner. This fee does not waive fees charged for damages.

Have **eviction** proceedings ever been started against you, your spouse, or any roommate applying for this home? \_\_\_\_\_

Have you ever been convicted of a **felony**? \_\_\_\_\_

In case of **emergency**, notify \_\_\_\_\_

**Nearest relative** not living with you, address & phone number \_\_\_\_\_

**NOTE: Please attach W-2's, 1099's and any proof of income (three months bank statements, tax returns).**

**AUTHORIZATION:** I hereby authorize property manager to verify all information contained on the application and conduct a full background check including but not limited to credit, bank account, employment, eviction, criminal background checks, National Sex Offender list and authorize property manager to contact any persons or companies listed on the application.

**CORRECT INFORMATION:** I affirm that all the information on this application is **true, accurate, complete and correct** and agree that if this is not so, my application may be denied and/or my lease will be held in default and I may be subject to eviction.

**APPLICATION FEE:** I hereby agree to pay a non-refundable application fee of \$ \_\_\_\_\_ (**cash**).

**GOOD FAITH DEPOSIT/HOLDING FEE:** Upon approval, I/we will execute lease, addendums and pay full **security deposit by certified funds** and deliver to address listed above in a sealed envelope. Once security deposit and lease have been delivered, if I/we fail to take possession on agreed upon date, **I/we understand** I/we will be held liable for all rent and damages set forth in the Lease Agreement and possible forfeiture of security deposit for loss of rent.

The first full month's rent shall be payable, by **certified funds** (no personal checks), on the day the keys are picked up. Any prorated due shall be payable on or before the first of the following month.

**AGREED:**

**AGREED:**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

APPLICANT AUTHORIZATION AND CONSENT FOR RELEASE OF INFORMATION

This release and authorization acknowledges that MCGRATH MANAGEMENT, INC., may now, or any time while I am renting, conduct a verification of my current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Tenant requirements. The results of this verification process will be used to determine tenant eligibility under MCGRATH MANAGEMENT, INC. tenant policies.

I authorize **Background Info USA** and any of its agents, to disclose orally and in writing the results of this verification process to the designated authorized representative MCGRATH MANAGEMENT, INC.

I have read and understand this release and consent, and I authorize the background verification. I authorize persons, schools, current and former employers, current and former landlords and other organizations and Agencies to provide **Background Info USA** with all information that may be requested. I hereby release all of the personas and requested information. I agree that any copy of this document is as valid as the original.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Print Name Clearly

\_\_\_\_\_  
Co-Applicant Signature

\_\_\_\_\_  
Print Name Clearly

\_\_\_\_\_  
Date