

Bella Properties Resident Application

4125 SW 31st Drive • Gainesville, FL 32608 • (352) 335-5424 • FAX (352) 372-2331

Name: _____ Soc. Sec. #: _____

Date of Birth: _____ Driver's Lic. #: _____

IMPORTANT: Bella Properties uses email and cell phone as primary form of contacting residents regarding important notices. Please print carefully below. Don't forget to alert the office to any changes!

Cell Phone _____ E-Mail _____

PERMANENT City/ _____

Address _____ State _____ Zip _____

CURRENT City/ _____

Address _____ State _____ Zip _____

CURRENT Community Name _____ Time at this address _____

Landlord/Agent _____ Landlord Phone # _____

Total Monthly Rent _____ Number of Roommates _____

Previous Address _____ City/ _____

State _____ Zip _____

Previous Community Name _____ Time at this address _____

Landlord/Agent _____ Landlord Phone # _____

Have you ever had an eviction filed? _____ If yes, explain _____

Have you or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense? Yes No

In August 2008, I will be a: (circle one) Frshmn Soph Jnr Snr Grad Student Does Not Apply

Expected Graduation Date: (if applicable) _____ Major: _____

I have lived in Gainesville for _____ years _____ months

When do you plan on leaving Gainesville (month and year)? _____

How long do you hope to live in this rental? _____

- I elect to forego a credit check and understand that I must have an approved Cosignor form to accompany my lease.
- I elect to forego a Cosignor and understand that I must meet credit guidelines for my lease to be approved. The fee charged by Bella Properties to process a credit check is \$20. Paid: _____

The following information is necessary to complete a credit reference

Present Employer _____ Position _____

Length of time employed _____ Monthly Income _____

Supervisor _____ Phone _____

Applicant represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and or Management Company.

I hereby authorize Bella Properties to contact any of the above referenced individuals, companies or agencies to verify the information provided on this application. I hereby certify that the information contained on this application is true and correct to be best of my knowledge.

Signature _____ Date _____

Resident Rental History

Date: _____

To: _____

Fax Number: _____

From: Beltz Realty & Investments, Inc.

Name: _____

I _____, give permission for you to release previous rental history to Beltz Realty & Investments, Inc. (dba BELLA PROPERTIES) I understand that the information you provide may influence my qualifications to lease an apartment/house with Beltz Realty & Investments, Inc. and in now way will I hold your company liable for the information provided.

Applicant Signature

***Please forward us the following information at your earliest convenience.**

How long was the above individual at your complex: _____

Monthly Rent: \$_____

Number of NSF checks in the last year: _____

Number of Residents in same unit: _____

Was rent consistently paid in a timely manner? **YES** **NO**

Was an eviction process ever started? **YES** **NO**

Please FAX the completed information to (352) 372-2331 or mail to:

**Beltz Realty & Investments, Inc.
4125 SW 31st Drive
Gainesville, FL 32608**

If you have any questions, please call us at 352-335-5424

This fax is a confidential document meant only for the intended recipient.

Beltz Realty & Investments, Inc.

4125 SW 31st Dr
Gainesville, FL 32608
Ph 352-335-5424 Fax 352-372-2331
http://www.bellaproperties.net

Co-Signor/Guarantor Agreement

Resident Information

Name of Resident: _____ Apartment #: _____

Leasing at: _____

Co-signor/Guarantor Information

Name: _____ Relation to resident: _____

Address: _____ Soc. Sec. #: _____

City State Zip Driver's Lic. #: _____ State: _____

Date of Birth: _____ Daytime Phone: _____ Evening Phone: _____

Bank Name: _____ Location: _____

I, the undersigned, hereby agree to be jointly and severally liable for all obligations incurred by the resident named above pursuant to his/her lease agreement with Beltz Realty & Investments, Inc., and any future extension or renewal of a lease agreement with Beltz Realty. By my signature I acknowledge receipt of a copy of said lease, and that I have read and understand same.

I further agree, by my signature hereon, that delivery or service of notices to the Resident pursuant to the lease or pursuant to Florida Statute 83 (Landlord-Tenant Act) shall be binding upon me as if personally delivered to or served upon me and that any action brought hereon may be brought in Alachua County, Florida.

Co-signor/Guarantor _____ Date _____

Beltz Realty Representative* _____ Date _____

***If this document is signed outside of Beltz Realty's offices, it must be witnessed by a Notary Public.**

BEFORE ME, the undersigned authority, _____, personally appeared to me, well known and known to me to be the person named above and who executed the foregoing agreement, and acknowledged to and before me that he/she executed said agreement for the purpose therein expressed.

WITNESS my hand and official seal this _____ day of _____, 200 ____.

Notary Public _____ Date Commission Expires: _____

**CONSENT TO PERFORM CRIMINAL HISTORY BACKGROUND CHECK IN
COMPLIANCE WITH THE FCRA and the DPPA
(Fair Credit Reporting Act and the Federal Driver's Privacy Protection Act)**

Date: _____ Driver's Lic #: _____ State Issued: _____

Last Name First Name Middle Initial

Maiden and/or Other Last Names Used

Current Address City and County State and Zip Code

Date of Birth Social Security Number Circle One:
Male / Female

This authorization and consent for release of personal information acknowledges that

Beltz Realty & Investments, Inc. [Bella Properties] (Hereafter referred to as "Company") and/or its agent, may now, or at any time conduct investigations whether the records are of a public, private or confidential nature. These investigations might include, but are not limited to, searches of educational institutions attended; financial or credit institutions, including records of loans; records of commercial or retail credit agencies; other financial statements; records of previous employment, including work history, efficiency ratings, complaints and grievances filed by or against me; records and recollections of attorney-at-law or of other counsel, whether representing me or any other person (in either a civil or criminal case in which I have been involved); records from the U.S. Veterans' Administration; criminal history information of file in local, state or federal agencies; and motor vehicle records, and following an employment offer, workers' compensation reports from either the Department of Labor, National Personnel Records or the Industrial Commissar or similar agencies under the provisions of the Fair Credit Reporting Act 15, USC section 1681 et seq.

I understand that these searches will be used to determine lease / rental eligibility under the company's lease / rental agreement. Therefore, I authorize and consent for full release of records (either orally or in writing) to the authorized representative of the company. In addition, I release and discharge the company and its agent and associates to full extent permitted by law from any claims, damages, losses, liabilities, costs expenses or any other charge or complaint filed with any agency arising from retrieving and reporting this information. I understand that according to the Federal Fair Credit Reporting Act, I am entitled to know whether lease / rental was denied based upon the information obtained and to receive, upon written request, a disclosure of the background report. After reading this document, I fully understand its contents and authorize the background verification.

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED IN THE AUTHORIZATION IS TRUE, CORRECT AND COMPLETE. I UNDERSTAND THAT IF ANY INFORMATION PROVES TO BE INCORRECT OR INCOMPLETE, COMPANY MAY DENY AND/OR TERMINATE ANY LEASE / RENTAL AGREEMENT.

Signed this _____ day of _____, 20____

Applicant Signature: _____

Applicant (Print Name): _____