



Resident Selection Criteria & Leasing Process Disclosure

General Information

Each adult applicant (18 or older) must submit a fully completed, dated, and signed application for residency along with a non-refundable application fee of \$75.00. Each applicant must also present current, valid, government-issued photo identification.

Your application will not be considered without the required application fees and deposits. This form must accompany the rental application.

Application fees, deposits, and all move-in fees must be remitted in the form of money orders or certified funds (cash is not accepted).

You may be required to submit a separate application to a condo/homeowner's association and may be required to pay an additional application fee or an additional security or damage deposit to the association.

An investigative consumer report, including but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records, will be conducted as a part of the application process. If your application is denied, you will be provided with a notice of adverse action which will give you instructions on how to contact the consumer credit-reporting agency and obtain a free copy of your consumer credit report. A copy of "A Summary of Your Rights Under the Fair Credit Reporting Act" is attached to this document.

In accordance with federal, state, and local Fair-Housing laws, Mount Vernon Property Management, Inc. (MVPM) does not discriminate against anyone on the basis of race, creed, color, sex, familial status, national origin, disability, or sexual orientation.

To ensure high-quality residents, we require that applicants meet the following criteria:

1. Applicants must have a combined gross income of at least three (3) times the monthly rent. Applicants must present the past two (2) months of consecutive pay stubs. We reserve the right to require a guarantor.
2. A minimum credit score of 600 is required. Applicants with credit scores below 600 may be considered with an additional deposit.
3. Credit history and or Civil Court Records must not contain any bankruptcy within the past 2 years (unless discharged), foreclosures within the past 12 months, or an eviction ever. Applicants with up to two (2) initial eviction filings may be considered with an additional deposit.
4. Self-employed applicants are required to produce two (2) years of personal tax returns or 1099s and three (3) months' personal bank statements. Non-employed individuals must provide verifiable proof of income, including pension, alimony, child support, Social Security, or disability-assistance payments. Some applicants may be required to provide
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Applicants without a Social Security number must show proof of U.S. citizenship or of permitted stay in the U.S., and must pay the last three (3) months in advance, unless able to demonstrate authorization to work in the U.S. and meet all other employment and income documentation requirements. We reserve the right to require additional deposits from applicants who have no credit history.
7. Criminal records must contain no convictions for crimes involving violence, assault or battery, drugs, or firearms; misdemeanors within the past seven years, and no felonies or sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
8. A minimum of two years' residential rental history is required. Previous rental-history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances, or illegal activities, no unpaid NSF checks, and no damage to the unit or failure to leave the property clean and without damage at time of lease termination.
9. No pets (except documented medically-necessary pets) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to the lease, a pet-application and \$100.00 pet-application fee per pet, a non-refundable pet fee acceptable to landlord, and/or an additional pet deposit or an additional security deposit. Fees and deposits are waived for medically-necessary animals. The following pets will not be accepted: GERMAN SHEPHERDS, DOBERMANS, PIT BULLS (STAFFORDSHIRE TERRIERS), CHOWS, ROTTWEILERS, SIBERIAN HUSKIES, AKITAS, MALAMUTES, PRESA CANARIOS, AND WOLF-HYBRIDS.
10. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one month's rent. We reserve the right to collect a higher security deposit and or additional prepaid rent.
11. Applicants with tax liens or other judgments within the past 12 months may be considered with an additional deposit.

- 12. Applicants with landlord debt within the past 7 years or utility debt within the past 12 months will be required to provide proof of payment in full.
- 13. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit which is currently 2 persons per bedroom.

Exceptions to the Resident Selection Criteria

Any exceptions to our company’s criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is given for such exceptions, additional security deposit, a guarantor, and/or additional advance rent payments may be required.

Roommates

Roommates will be held equally responsible for rental agreements and must qualify separately on all criteria. Unmarried domestic partners and family members over the age of 18 are considered “roommates” for the purpose of the application for residency.

Multiple Applications

Normally, applications will be processed on a first-come, first-served basis; however, MVPM may receive multiple applications from unrelated parties on the same property at approximately the same time. Due to our fiduciary responsibility to the property owner, if more than one (1) application is submitted before approval can be achieved, we will process all applications for consideration as to what we (in our sole discretion) deem the best applicant, which may not necessarily be the first application received. If your application is approvable, but not approved for the property for which you are applying (or the property for which you applied becomes unavailable for any other reason), you may consider applying for other properties MVPM has available within 15 days of payment of your application fee without payment of an additional application fee.

Good-Faith Deposit

MVPM requires a “Good-Faith Deposit” in certified funds in the amount of one month’s rent to hold the property pending approval of this application and, when approved, your execution of a lease. The Good-Faith Deposit is non-refundable except when you cancel this application with written notice within 48 hours of MVPM’s receipt of the Good-Faith Deposit, or if the application is not approved. If your application cannot be approved within 48 hours of receipt of the Good-Faith Deposit because you have not submitted a complete application (including all supporting materials), you will have waived your right to a refund of the Good-Faith Deposit if your application is ultimately declined. Please do not submit an incomplete application. Once your application is approved, the property will remain on the market for backup offers until which time a lease has been signed. If you are approved but fail to enter into the contemplated lease within 48 hours of receipt of the lease, MVPM’s approval offer will be considered withdrawn without further notice, and the Good-Faith Deposit will be retained by MVPM as liquidated damages. If you are due a refund, it will be sent via mail to the address listed on the application within 30 days of your timely written notice of cancellation or our formal disqualification of your application. Upon lease-signing, a \$150.00 fee for videotaped inspections and administrative costs will be deducted from the Good-Faith Deposit, with the remainder applied toward the security deposit. Should you seek to terminate the lease prior to the agreed-upon move-in date, MVPM shall retain the security deposit as liquidated damages. The \$150.00 fee for videotaped inspections and administrative costs is required of each tenancy, is non-refundable, and will be due upon lease-signing, regardless of whether a Good-Faith Deposit has been paid.

Notice of Adverse Action

Applicants whose application for tenancy has been denied will be provided with a Notice of Adverse Action which entitles them to a copy of the credit report upon request within 60 days.

Application Processing Time

We will make every effort to process your application quickly; this will usually occur within 2 business days, provided we have received all requisite supporting documentation from you. Circumstances that may delay a decision on your application may include: additionally-required application materials or difficulty contacting references.

Representation

Mount Vernon Property Management, Inc., as a Licensed Florida Real Estate Broker, is acting as the Owner’s agent and representative. You are advised that MOUNT VERNON PROPERTY MANAGEMENT, INC., as Owner’s agent, is being paid a commission by the owner for renting these premises. Should you desire, you are entitled to your own representation.

I hereby acknowledge I have been advised of Mount Vernon Property Management’s resident selection criteria and leasing process, that I have received a copy of “A Summary of Your Rights under the Fair Credit Reporting Act,” and that I agree to the terms of application and the leasing process as described in this document.

Printed Name

Signature

Date

THIS DISCLOSURE IS AN INTEGRAL PART OF THE APPLICATION FOR RESIDENCY AND MUST BE SIGNED AND RETURNED BEFORE YOUR APPLICATION WILL BE PROCESSED.

How did you hear about this property? mountvernonpm.com Trulia.com HeraldTribune.com Realtor.com
 Zillow.com Sign Other: _____

RENTAL APPLICATION: Mount Vernon Property Management, Inc.

Tel: (941) 957-4663

Annual Leases

Fax: (941) 364-9932

Each prospective tenant age 18 & over must submit a non-refundable application fee of \$75.00 payable by cashier's check or money order to MVPM, a state-issued photo ID, and a fully-completed application form.

This application pertains to the property located at:

For the monthly rent of:

Desired Occupancy Date:

Applicant Name: _____ **Maiden Name:** _____
(Last, First, Middle)

Nickname: _____

Title (Mr./Mrs./Ms./Dr./Other): _____ **Jr/Sr/Etc.:** _____ **Social-Security #:** _____

Date of Birth: _____ **Driver's License #:** _____ **State:** _____ **Marital Status:** _____

Present Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Cell Phone: _____ **Home Phone:** _____ **Business Phone:** _____

E-mail 1: _____ **E-mail 2:** _____

Current Landlord/Agent/Mortgage Holder: _____ **Phone:** _____

Length of Residence: _____ to _____ **Monthly Rent/Mortgage:** _____ **Acct#:** _____

Previous Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Previous Landlord/Agent/Mortgage Holder: _____ **Phone:** _____

Length of Residence: _____ to _____ **Monthly Rent/Mortgage:** _____ **Acct#:** _____

Present Employer _____ **City, State, ZIP** _____ **Phone:** _____

Position: _____ **Dates Employed:** _____ to _____ **Income** _____ **Per** _____ **Mgr:** _____

Previous Employer _____ **City, State, ZIP** _____ **Phone:** _____

Position: _____ **Dates Employed:** _____ to _____ **Income** _____ **Per** _____ **Mgr:** _____

Have you ever had an eviction filed or left owing money to an owner or landlord? Yes No (circle one)

Have you applied for residency in the past 2 years, but not moved in? Yes No (circle one)

Have you ever had adjudication withheld or been convicted of a crime? Yes No (circle one)

Do you operate a home-based business? Yes No (circle one) Describe: _____

Occupants:
(Under 18) Name Relationship Age Name Relationship Age

Occupants:
(Under 18) Name Relationship Age Name Relationship Age

Pets:
Type Breed Weight Age Type Breed Weight Age

Applicants with pets will be required to submit a separate pet application and pet application fee of \$100.00 per pet in addition to a pet fee.

In case of emergency notify: _____

| Name | Relationship | Address | Phone |
|------|--------------|---------|-------|
|------|--------------|---------|-------|

Vehicles:

| Make/Model/Year | License # | State | Make/Model/Year | License # | State |
|-----------------|-----------|-------|-----------------|-----------|-------|
|-----------------|-----------|-------|-----------------|-----------|-------|

AUTHORIZATION OF RELEASE OF INFORMATION - Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report, including but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed, accompanied by state-issued photo ID, and the corresponding application fee before it can be processed by management. **Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.**

Pursuant to State and Federal Fair Credit Reporting Acts, this is to inform you that an investigation involving the statements made on your rental application at the above-mentioned property, as well as inquiries regarding public records, your character, general reputation, personal characteristics and mode of living may be initiated. You have the right to dispute the information reported. Upon written request, you are entitled to a complete and accurate disclosure of the investigation's nature and scope as well as a written summary of your rights and remedies under the Fair Credit Reporting Act. **Inquiries should be directed to:** First Advantage Background Services Corp. by calling 800-845-6004 - See more at: <http://www.fadv.com/factact/#sthash.qGF6qZwg.dpuf>. We certify that, to the best of my/our knowledge, all statements are true and complete. I/We authorize First Advantage Background Services Corp. to obtain all reports and verifications necessary to verify all information put forth in the above application and to furnish all information to Mount Vernon Property Management, Inc. (MVPM).

NON-REFUNDABLE APPLICATION FEE – Applicant agrees to pay **\$75.00** for a non-refundable application-processing fee. Please make cashier's check or money order payable to Mount Vernon Property Management, Inc. Application fees must be submitted in certified funds. Cash is not accepted.

MULTIPLE APPLICATIONS

Normally, applications will be processed on a first-come, first-served basis; however, MVPM may receive multiple applications from unrelated parties on the same property at approximately the same time. Due to our fiduciary responsibility to the property owner, if more than one (1) application is submitted before approval can be achieved, we will process all applications for consideration as to what we (in our sole discretion) deem the best applicant, which may not necessarily be the first application received. If your application is approvable, but not approved for the property for which you are applying (or the property for which you applied becomes unavailable for any other reason), you may consider applying for other properties MVPM has available within 15 days of payment of your application fee without payment of an additional application fee.

GOOD-FAITH DEPOSIT

MVPM requires a "Good-Faith Deposit" in certified funds in the amount of one month's rent to hold the property pending approval of this application and, when approved, your execution of a lease. The Good-Faith Deposit is non-refundable except when you cancel this application with written notice within 48 hours of MVPM's receipt of the Good-Faith Deposit, or if the application is not approved. If your application cannot be approved within 48 hours of receipt of the Good-Faith Deposit because you have not submitted a complete application (including all supporting materials), you will have waived your right to a refund of the Good-Faith Deposit if your application is ultimately declined. Please do not submit an incomplete application. Once your application is approved, the property will remain on the market for backup offers until which time a lease has been signed. If you are approved but fail to enter into the contemplated lease within 48 hours of receipt of the lease, MVPM's approval offer will be considered withdrawn without further notice, and the Good-Faith Deposit will be retained by MVPM as liquidated damages. If you are due a refund, it will be sent via mail to the address listed on the application within 30 days of your timely written notice of cancellation or our formal disqualification of your application. Upon lease-signing, a \$150.00 fee for videotaped inspections and administrative costs will be deducted from the Good-Faith Deposit, with the remainder applied toward the security deposit. Should you seek to terminate the lease prior to the agreed-upon move-in date, MVPM shall retain the security deposit as liquidated damages. The \$150.00 fee for videotaped inspections and administrative costs is required of each tenancy, is non-refundable, and will be due upon lease-signing, regardless of whether a Good-Faith Deposit has been paid.

This application is preliminary only, and does not obligate Mount Vernon Property Management, Inc. to execute a lease or deliver possession of the proposed premises. No oral agreements have been made. Keys will be furnished only after contemplated lease and other rental documents have been properly executed by all parties and only after applicable rents, security deposits, and fees have been paid, proof of utilities has been furnished, and not before the first day of occupancy as described on the lease. I understand if Mount Vernon Property Management, Inc. is unable to deliver possession of proposed premises on the agreed date for any reason, including holdover of a prior resident, then MVPM shall not be liable as a result. Mount Vernon Property Management, Inc. is also under no obligation to deliver possession of another property.

By my signature below, I certify that I have viewed the interior and exterior of the property for which I am applying and that I have read and understand the terms of this rental application. I am aware that an incomplete application causes a delay in processing and may result in denial of tenancy. **Equal Housing Opportunity.**

Applicant Signature

Date

Para informacion en espanol, visite www.ftc.gov/credit o escribe a la FTC Consumer Response Center, Room 130-A 600 Pennsylvania Ave. N.W., Washington, D.C. 20580.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.ftc.gov/credit or write to: Consumer Response Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Ave. N.W., Washington, D.C. 20580.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identify theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, by September 2005 all consumers will be entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.ftc.gov/credit for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.ftc.gov/credit for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.ftc.gov/credit.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.ftc.gov/credit.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. Federal enforcers are:

| TYPE OF BUSINESS: | CONTACT: |
|---|--|
| Consumer reporting agencies, creditors and others not listed below | Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 1-877-382-4357 |
| National banks, federal branches/agencies of foreign banks (word "National" or initials "N.A." appear in or after bank's name) | Office of the Comptroller of the Currency Compliance Management, Mail Stop 6-6 Washington, DC 20219 800-613-6743 |
| Federal Reserve System member banks (except national banks, and federal branches/agencies of foreign banks) | Federal Reserve Consumer Help (FRCH) P O Box 1200 Minneapolis, MN 55480 Telephone: 888-851-1920 Website Address: www.federalreserveconsumerhelp.gov Email Address: ConsumerHelp@FederalReserve.gov |
| Savings associations and federally chartered savings banks (word "Federal" or initials "F.S.B." appear in federal institution's name) | Office of Thrift Supervision Consumer Complaints Washington, DC 20552 800-842-6929 |
| Federal credit unions (words "Federal Credit Union" appear in institution's name) | National Credit Union Administration 1775 Duke Street Alexandria, VA 22314 703-519-4600 |
| State-chartered banks that are not members of the Federal Reserve System | Federal Deposit Insurance Corporation Consumer Response Center, 2345 Grand Avenue, Suite 100 Kansas City, Missouri 64108-2638 1-877-275-3342 |
| Air, surface, or rail common carriers regulated by former Civil Aeronautics Board or Interstate Commerce Commission | Department of Transportation , Office of Financial Management Washington, DC 20590 202-366-1306 Activities subject to the Packers and Stockyards Act, 1921 Department of Agriculture Office of Deputy Administrator - GIPSA Washington, DC 20250 202-720-7051 |



Rental History Verification

To: _____

We are requesting verification of rental history for the individual named below, who states they are a present or former tenant.

Please complete the following and fax to **(941) 378-5786** or e-mail to: **info@mountvernonpm.com**.

Thank you for your cooperation.

I HEREBY AUTHORIZE THE RELEASE OF INFORMATION
REGARDING MY RENTAL HISTORY.

APPLICANT SIGNATURE

DATE

Best regards,

Mount Vernon Property Management, Inc.
(941) 957-4663

Tenant Name: _____

Dates of occupancy: _____ to _____ Monthly rent \$ _____

Was rent paid on time? Yes No Number of late payments _____ Number of NSF checks _____
Any unpaid? Yes No

Were there any complaints of noise, disturbance, or illegal activities? Yes No (If yes, please explain):

Care of rental unit: Good Fair Poor Please explain: _____

Overall rating as a tenant: Good Fair Poor Please explain: _____

Were you given adequate notice to vacate? Yes No Would you rent to this person again? Yes No

If former tenant, did you return the full security deposit? Yes No

If not, why? _____

Name of person providing information: _____ Date: _____

Title: _____ Phone: _____

THANK YOU!



Pet Application

This Pet Application is made as a part of the rental application for the property located at: _____

_____. I hereby request that my pet be approved to reside with me during the term of my lease agreement. If my pet is a service animal or a medically-necessary pet, I will notify Management in writing, and this Pet Application will not be applicable.

NOTE: This is a Pet Application only and not approval for a pet unless approved by Management, a Pet Addendum is executed by all parties, and all sums and fees are paid according to the Pet Addendum. In order for the pet to be permitted on the premises for any length of time, the pet must be fully approved by Management, a Pet Addendum signed by Tenant(s) and Management, and all fees paid which may include an additional security deposit, pet deposit, pet fee, or additional rent as required by Management. In addition, Owner may require Tenant to obtain renter's insurance including pet liability coverage in the minimum amount of \$300,000.00 and provide a copy to Management prior to lease commencement.

I understand that Management is under no obligation to approve my pet for occupancy. The following pets will not be accepted under any circumstances: GERMAN SHEPHERDS, DOBERMANS, PIT BULLS (STAFFORDSHIRE TERRIERS), CHOWS, ROTTWEILERS, SIBERIAN HUSKIES, AKITAS, MALAMUTES, PRESA CANARIOS, WOLF-HYBRIDS, any mix of the aforementioned, or any other breed or mixture thereof that Management decides not to approve.

In consideration of having a pet go through this application process, I agree to pay a non-refundable Pet Application Fee of **\$100.00** to Management for each pet I wish to bring onto the premises. I further understand that the Pet Application Fee is strictly an administrative fee paid to Management and is not considered a security deposit, pet deposit, or pet fee. Management requires a photo of the pet for Management's files and a copy of the pet's vaccination information from the veterinarian. If approved, a pet addendum, and an additional pet fee of **\$200.00** per pet is generally required. Certain properties may require other pet fees or monthly pet rent.

Pet Information

| Pet's Name | Type/Breed | Gender | Age | Current Weight | Weight at Maturity | Spayed/Neutered | License No. | Date of last Rabies shot |
|------------|------------|--------|-----|----------------|--------------------|-----------------|-------------|--------------------------|
| | | | | | | | | |

Veterinary Reference

| Current Veterinarian's Name | Address | Telephone |
|-----------------------------|---------|-----------|
| | | |

Emergency Caretaker

| | |
|---------------------|--|
| Notify | |
| Relationship | |
| Telephone | |

My pet is well-trained, is not dangerous to others, and does not have a propensity to be vicious. My pet has never bitten, clawed, or caused harm to another person or other pet, and it does not bark excessively when I am home or not home. No other landlord or person has ever complained about my pet or its behavior.

My pet is not pregnant and will not become pregnant while we are residing on the premises. If my pet becomes pregnant, I will be in violation of this agreement and the pet and any offspring must be immediately removed from the premises.



**MOUNT VERNON
PROPERTY MANAGEMENT**

I agree that there shall be no other pets, other than that listed above on the premises without the express written approval of Management. Should I desire additional pets, I agree to apply to Management for approval, submit another Pet Application, and obtain approval prior to pet occupancy.

I agree that I will obey all local leash laws (which may also apply to cats) and that my pet will be on a leash at all times if allowed outside.

In the event that my pet causes damage or destruction to persons or property, I agree that all costs of said damage or destruction shall come out of my security deposit. Should the security deposit be insufficient to cover the cost of any pet damage or destruction, then I agree to be financially responsible for damages above and beyond the amount of my security deposit.

If the pet becomes a nuisance or causes damage or destruction to the premises or otherwise violates the terms of this pet application, Management may terminate the pet's right of occupancy and/or my lease agreement, subjecting me to eviction.

I hereby agree to the terms and conditions of this Pet Application this _____ day of _____, 20__.

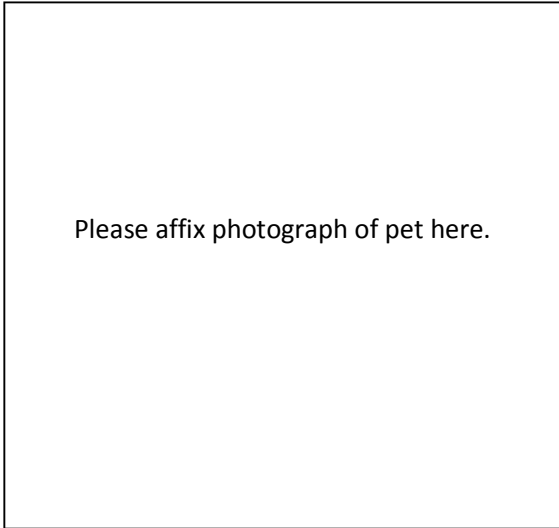
Pet Owner

Pet Owner

Signature

Signature

*****This application form will not be considered until it is completed in full and accompanied by a \$100.00 check or money order made out to Mount Vernon Property Management, Inc. along with a recent color photograph of the pet described in this application.*****



For Office Use Only:

Reviewed by: _____

Date: _____

Approved?: Yes _____ No _____

Fee Received? Date _____ Ref # _____



Letter of Exception

Mount Vernon Property Management is authorized by the property owner to approve applicants according to our ***Resident Selection Criteria and Leasing Process Disclosure***. Any deviation from those criteria or process must be appealed to the property owner. **Please complete the following to submit your request for an exception.**

Property Address: _____

Proposed date of occupancy: _____ **Rental rate:** _____

I/we do not meet standard criteria for the following reason(s):

I/we have the following special circumstances:

I/we can offer the following as substantiation of our ability to perform on a lease (guarantor or additional deposit recommended):

I/we the undersigned request permission from the property owner for an exception to Mount Vernon Property Management's Resident Selection Criteria and/or Leasing Process as described above. I/we grant Mount Vernon Property Management permission to discuss my/our personal circumstances, as well as all the information provided as a part of my/our application(s) with the property owner, who will make the ultimate decision to approve or disapprove my/our application(s).

Print Name

Sign Name

Date

Print Name

Sign Name

Date

Print Name

Sign Name

Date