

**Meadowood Properties, LLC &
Berkshire Investors Group, Inc.
3020 S. Florida Ave. Ste 101
Lakeland, Florida 33803
(863) 619-7103 ext. 300 FAX (863) 619-7995**

RENTAL POLICY

Meadowood Properties, LLC & Berkshire Investors Group, Inc. requires the following for approval to reside at our communities:

Income

- Applicant or spouse combine income must be three times the monthly rent amount.
- If a roommate, applicant must make 3 times 75% of the total monthly rent.
- If applicant is retired then ratio required is 2 times the monthly rent.
- Income amounts must be verified in writing, applicant may provide recent pay stub.
- If applicant is self employed, then most recent tax returns or statement from CPA must be provided.

Supplemental Income

- All supplement income must be verified in writing.

Rental History

- Applicant must have 24 or more months verifiable rental/mortgage history during the past 2 years with a **maximum of 1 late payments / NSF during the past 12 months**.
- Applicant may have 18 months of rental history with no late payments or NSF.
- Applicant must have no lease violations requiring legal notice.
- Applicant must not receive a “No” answer to the question “Would you re-rent.”
- If applicant has rented from a private landlord the past 12 months, then applicant must provide most recent 3 canceled check or money order receipts of rental payments made to private landlord.

Credit History

- Applicant must have a **satisfactory credit rating** of report obtained from a major credit bureau. (An acceptable credit score is over 600.)

In addition to above criteria, applicant must meet below criteria, or application will be denied.

Criminal History

- Applicant must not have had a felony and/or misdemeanor record for the past 10 years. Any convictions for any length of time for any drug related, sexual related, murder related, or arson related crime will be automatically denied.

Eviction/Broken lease

- Applicant must not have been evicted or moved out without notice from any residence that past 10 years.

Applicant Signature/Date

APPLICATION FOR RENTAL

| | | | | |
|-----------|-------|--------|-----------|--------------|
| Last Name | First | Middle | Birthdate | So. Sec. No. |
|-----------|-------|--------|-----------|--------------|

| | |
|-----------------|---------------------|
| Other Occupants | Relationship to you |
| 1. _____ | _____ |
| 2. _____ | _____ |
| 3. _____ | _____ |

Part I Residence History

| | | | |
|--|----------------|-----------|--------------|
| Present Address | City/State/Zip | How Long? | Own/ Rent? |
| Name & Address of Present Landlord/Mortgage Co. | | | Phone Number |
| Previous Residence Address | City/State/Zip | How Long? | Own/ Rent? |
| Name & Address of Previous Landlord/Mortgage Co. | | | Phone Number |

Part II Employment History - Past two years

| | | |
|---------------------------|--------------------------|-----------|
| Employed by | Supervisor's Name | How long? |
| Phone Number & Fax Number | Position Held/Occupation | Salary |
| Previously Employed by | Supervisor's Name | How long? |
| Phone Number | Position Held/Occupation | Salary |
| Previously Employed by | Supervisor's Name | How long? |
| Phone Number | Position Held/Occupation | Salary |
| Previously Employed by | Supervisor's Name | How long? |
| Phone Number | Position Held/Occupation | Salary |

Additional Income

Additional Income such as child support, alimony, or separate maintenance need not be disclosed unless such additional income is to be included for qualifications hereunder

Source: _____ Amount of \$ _____ per _____

Part III Applicant's Signature

_____ Signature _____ Date

Applicant's signature assures that all forgoing information provided to Meadowood Properties, LLC & Berkshire Investors Group, Inc. is true and accurate to the best of the applicant's knowledge. Any false information will be subject for termination of application process. Also by signing the application, you give consent to Meadowood Properties, LLC & Berkshire Investors Group, Inc. to have the right to contact your current employer and landlord for verification purposes only.

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Name _____

PLEASE ANSWER YES OR NO TO THE FOLLOWING QUESTIONS. IF YES, PLEASE EXPLAIN IN DETAIL THE CIRCUMSTANCES REGARDING THE SITUATION ON THE LINE PROVIDED.

Have you ever had an eviction filed against you?

No _____ Yes, _____

Have you ever left owning money to any owner or landlord?

No _____ Yes, _____

Have you applied for residency anywhere in the past 2 years, but did not move in?

No _____ Yes, _____

Have you ever had adjudication withheld or been convicted of a felony and/or misdemeanor?

No _____ Yes, _____

REFERENCES:

Please provide **THREE** references with their name, phone number, and relationship to you. **Do not list any family members as references.**

1. _____
 2. _____
 3. _____
-

Vehicle Information:

DRIVER'S LICENSE#: _____ VEHICLE TAG#: _____

MAKE, MODEL, COLOR: _____

Pets: Do you have a pet(s)? **YES OR NO** If yes, please list below:

1. _____
2. _____

**** Please note aggressive breeds are restricted****

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CONTACT INFORMATION

TELEPHONE: _____
HOME: _____
BUSINESS: _____
CELL: _____

RELEASE OF INFORMATION AND AUTHORIZATION FOR VERIFICATION OF APPLICATION

Applicant represents that all statements information on the application for rental are true and complete, and hereby authorized an investigative consumer report and verification of any and all information relating to residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application. Termination of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State. I hereby release Meadowood Properties, LLC & Berkshire Investors Group, Inc. and any of the above from any liability and responsibility arising from their doing so. Facsimiles of this authorization may be used to facilitate multiple inquiries. In the event you receive a facsimile of this authorization, it should be treated as an original and the requested information should be released to facilitate my application for residency. **I understand once I have been approved for a unit, a security deposit will be required to hold the unit for no more than 15 days. I also agree that \$ 250.00 of my deposit will be forfeited to owner as an administrative fee if I am offered a unit and I decide not to rent at this property.**

Signature Date

Print Name