

# Welcome Home to *Oasis Tower I*!

## Client Leasing Terms and Conditions *Oasis Tower I*

- ☐ Complete and sign Application.
- ☐ Complete and have Land Lord sign Rental Verification.
- ☐ Submit forms of verifiable income verification.
- ☐ Copy (2) forms if ID, Drivers License, SS Card or Birth Certificate.
- ☐ Application Fee \$85 in a Money Order or Cashiers Check made payable to: **RMB Realty, LLC.**
- ☐ Security deposit due at time of application, equal to (1) month rent. Deposit must be a seperate Money Order from Application Fee made payable to: **RMB Realty, LLC.**

*Note: In order to hold a particular unit, we must have a deposit equal to (1) months rent. Unit will be held for (2) weeks until signing of lease.*

### UPON APPROVAL:

- Complete Lease Agreement.
- **Pet deposit of \$500 and a non-refundable pet fee of \$250. Total is \$750.**
- Check for \$500 move in deposit made payable to: **Oasis Tower One Condominium Association Inc.** (this is refunded once cleared by building manager after move in).
- Schedule to meet with Building Manager to schedule resident orientation.
- **Move Ins are permitted on a Mon-Fri from 9am to 5pm only. No weekends.**
- Each rental unit comes with (1) **parking space**, an additional space may be rented for the duration of your lease for \$50 a month, on a month to month basis.
- Each rental unit comes with (1) Key Fob per resident on lease, if you require an additional Key Fob it is a (1) time fee of \$50.

## RMB Realty, LLC STATEMENT OF QUALIFICATIONS

Thank you for your patience while we work to assure that our community is filled with qualified and respectful residents who will make this a comfortable place to live.

If you meet the applications standards and are accepted, you will have the peace of mind of knowing that you will be joining other residents who have been processed with equal care.

**NOTE:** *We provide equal and fair housing opportunities. We do not discriminate based upon race, color, religion, sex, national origin, familial status disability, age, marital status, or any other qualifications not related to the application process.*

**If your application meets all of the following criteria, you will be approved. If it does not you may be approved with conditions, which may require you to pay an additional security deposit, make payments with certified funds only, or obtain a cosigner or guarantor (in communities where permitted). In the event that you do not meet the requirements set forth, we will have to deny your application.**

### APPLICATION SCREENING REQUIREMENTS

**A complete application:** All lines must be filled in and questions answered for the application to be processed. ALL Applicants over the age of 18 must complete an application, in addition, all occupants must be named on the lease as a leaseholder, and all occupants over the age of 18 must sign the lease along with the lease holder(s).

**Two form of identification are Required for all applicants over the age of 18:** We require a photo ID (a driver's license or photo identification card issued by the government, state or federal) and a second form of identification in order to verify your identity once you begin the application process. Your second form of identification may be a social security card, birth certificate, or a non-resident alien card, etc. *(Note: a copy of each form of ID will be required once your application is approved.)*

**Verifiable rental history:** The standard approval process requires verifiable rental history for **the most recent past 2 years**. It is your responsibility to provide necessary information that allows us to contact your past landlord(s) for this information. You must have a history of paying your rent on time, have given proper notice, have no dispossession warrant(s) filed and must not owe any money to your landlord. If we are unable to verify your previous landlords and/or references, we reserve the right to charge additional security deposit and/or deny your application if the other criteria set forth are not met.

**Income eligibility:** In order to become eligible for approval you must meet the **monthly requirements set forth by this community. (Company standard is 3.5 times the rent per month.) We must review 2 years prior income and projected 12 months in an acceptable form of documentation. Roommates must qualify individually.**

For those locations within our portfolio accepting Housing Assistance, your application will be reviewed based on the amount of the voucher against the rent you are applying for. However, you will still be required to meet the guidelines of the community applying for.

**Accepted forms of Income documentation for Conventional or Market Rate Communities:**

1. Letter from Employer on company letterhead, verified by leasing associate by phoning the author of the letter and conditions stated in the letter, followed by current paystub.
2. W2 from prior year plus current paystub indicating the applicant works for the same company.
3. Tax return from prior year must be executed and certified by CPA plus current earning verified by CPA, 6 months of "average daily balances" in bank account-primarily for business owners.
4. Certified letter from bank group or CPA indicating nature of business and 6 months history of net income.
5. Certified financial statement accompanied with Articles of Incorporation listing applicant as Principle, accompanied by 6 months of "average daily balance" in personal bank account.

6. Current money market account standing, bank account balance revolving for 12 months for those independently wealthy, accompanied by a letter of explanation for wealth.
7. All funds must be in US bank accounts with documented source of this income.

**Credit History:** Credit accounts should have satisfactory ratings and all utility accounts must be current with no balance owing. If credit has been slow but all other qualifications for residency have been met, an additional security deposit equal to one month's rent may be required.

We will consider a mortgage as rental history, if active with in the past 2 years, however if the mortgage is late or in default, you will be asked to give the reason why, show documentation to support, or pay double deposit providing the other criteria set forth are met.

Bankruptcy results are permitted, but only if the bankruptcy is dismissed or discharged and addition deposit may be assessed.

**Criminal background:** Criminal background will be reviewed for all adult members of the household. *Leasing associates/managers are not permitted to discuss criminal background with applicants prior to contacting their Regional Managers for proper direction.*

**Felonies:** any felony record that appears on any member of the household will be automatically denied. The applicant will have the opportunity to contact our screening company if you dispute this finding. In addition, you will have the opportunity to challenge the identity of the felon and bear the burden of proof if the felony report is for someone other than yourself. The application will be denied and a letter presented to you with appropriate phone numbers to call if you are disputing this report.

**Misdemeanors:** Will not be cause for denial of application.

**Unclassified Reports:** All unclassified reports will require investigation either through public records to determine status; Felony or Misdemeanor. I it the burden of the applicant to provide acceptable documentation on unclassified reports.

**Pets:** Pets are permitted at many of our communities. Each community has a pet policy, which will be disclosed at the time the application is submitted. All pets must be disclosed at time of application to determine eligibility.

**Important things to remember:**

1. All applicants 18 years of age or older will be required to go through the application process and sign the lease as a lease holding resident.
2. Credit reports will not be printed at any time, nor are we permitted to discuss the reporting is with the applicant.
3. Felony reports, convictions, or charges are automatic denials.
4. All applicants will be notified immediately upon approval or denial with written results generated from the screening program. In addition, this approval/denial will be noted on your application at this time.
5. Holding deposits are not refundable once you have been notified that your application has been approved.
6. It is required to leave your ID in the leasing office when touring the community.
7. Married couples are required to fill out one application and pay one application fee.

**I acknowledge the receipt of this screening/application criteria document:**

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Applicant Signature

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Print Name

Date

# RMB Realty, LLC

## Oasis Employment Verification

### **For an application who is employed:**

- Acceptable Forms of Employment Verification:
- Tax Return from most recent year.
- W2 from most recent year.
- 3-4 consecutive recent pay stubs
- Original letter on company letter head signed by person of authority or HR department stating dates of employment and annual gross salary.

### **For an applicant who is self employed or owns their own company:**

Acceptable Forms of Employment Verification:  
Accompanied by Articles of Incorporation

- Current Financial statement from the company.
- Recent tax return from the company.
- Most recent 1099.
- Personal bank statements showing daily balance.

RENTAL VERIFICATION

Date: \_\_\_\_\_

To: \_\_\_\_\_ Fax # \_\_\_\_\_

The following applicant(s) has applied for residency at one of our RMB Realty, LLC Communities. Please complete the requested rental information below and **fax or email back as soon as possible to 239-245-9529** and [agoorsky@oasiscondos.com](mailto:agoorsky@oasiscondos.com) Thank you for your time and co-operation.

Applicant hereby authorizes verification of any and all information set forth in the application for Rental, including release of information by any landlord (past or present).

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Current Resident

☐ Previous Resident

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Dates of occupancy: from \_\_\_\_\_ to \_\_\_\_\_

Rental Amount: \_\_\_\_\_ Length of occupancy: \_\_\_\_\_

Rent Late? ☐ Yes ☐ No How many times? \_\_\_\_\_

NSF's? ☐ Yes ☐ No How many? \_\_\_\_\_

Any pets? ☐ Yes ☐ No How many? \_\_\_\_\_ size? \_\_\_\_\_

Proper notice given? ☐ Yes ☐ No Deposit returned? ☐ Yes ☐ No

Would you release to them? ☐ Yes ☐ No

Has a dispossessionary warrant ever been filed? ☐ Yes ☐ No How many? \_\_\_\_\_

Is there a balance outstanding to your community? ☐ Yes ☐ No

Information given by: \_\_\_\_\_ Position: \_\_\_\_\_

Date: \_\_\_\_\_



**Rental Application for Residents and Occupants**  
Each co-applicant and each occupant 18 years old and over must submit a separate application.  
Spouses may submit a single application.

Date when filled out: \_\_\_\_\_



<b>ABOUT YOU</b> Full name (exactly as on driver's license or govt. ID card) _____ Your street address (as shown on your driver's license or government ID card): _____ Driver's license # and state: _____ OR govt. photo ID card #: _____ Former last names (maiden and married): _____ Your Social Security #: _____ Birthdate: _____ Height: _____ Weight: _____ Sex: _____ Eye color: _____ Hair color: _____ Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No Do you or any occupant smoke? <input type="checkbox"/> yes <input type="checkbox"/> no Will you or any occupant have an animal? <input type="checkbox"/> yes <input type="checkbox"/> no Kind, weight, breed, age: _____ Current home address (where you now live): _____ City/State/Zip: _____ Home/cell phone: ( ) _____ Current rent: \$ _____ Email address: _____ Name of apartment where you now live: _____ Current owner or manager's name: _____ Their phone: _____ Date moved in: _____ Why are you leaving your current residence? _____ Your previous home address: _____ City/State/Zip: _____ Apartment name: _____ Name of above owner or manager: _____ Their phone: _____ Previous monthly rent: \$ _____ Date you moved in: _____ Date you moved out: _____	<b>YOUR RENTAL/CRIMINAL HISTORY</b> <i>Check only if applicable. Have you,</i> <i>your spouse, or any occupant listed in this Application ever:</i> <input type="checkbox"/> been evicted or asked to move out? <input type="checkbox"/> moved out of a dwelling before the end of the lease term without the owner's consent? <input type="checkbox"/> declared bankruptcy? <input type="checkbox"/> been sued for rent? <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? <input type="checkbox"/> been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. <i>You represent the answer is "no" to any item not checked above.</i> _____ _____ _____
<b>YOUR WORK</b> Address: _____ City/State/Zip: _____ Work phone: ( ) _____ Position: _____ Your gross annual income is over: \$ _____ Date you began this job: _____ Supervisor's name and phone: _____ Previous employer: _____ Address: _____ City/State/Zip: _____ Work phone: ( ) _____ Position: _____ Gross annual income was over: \$ _____ Dates you began and ended this job: _____ Previous supervisor's name and phone: _____	<b>YOUR SPOUSE</b> Full name: _____ Former last names (maiden and married): _____ Spouse's Social Security #: _____ Driver's license # and state: _____ OR govt. photo ID card #: _____ Birthdate: _____ Height: _____ Weight: _____ Sex: _____ Eye color: _____ Hair color: _____ Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No Present employer: _____ Address: _____ City/State/Zip: _____ Work phone: ( ) _____ Position: _____ Date began job: _____ Gross annual income is over: \$ _____ Supervisor's name and phone: _____
<b>YOUR CREDIT HISTORY</b> Your bank's name, city, state: _____ List major credit cards: _____ Other non-work income you want considered. Please explain: _____ Past credit problems you want to explain. (Use separate page.) _____	<b>OTHER OCCUPANTS</b> <i>Names of all persons under 18 and other adults who will occupy the unit without signing the lease. Continue on separate page if more than three.</i> Name: _____ Relationship: _____ Sex: _____ DL or govt. ID card # and state: _____ Birthdate: _____ Social Security #: _____ Name: _____ Relationship: _____ Sex: _____ DL or govt. ID card # and state: _____ Birthdate: _____ Social Security #: _____
<b>WHY YOU APPLIED HERE</b> <i>If yes, by whom:</i> Name of locator or rental agency: _____ Name of individual locator or agent: _____ Name of friend or other person: _____ Did you find us on your own? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, fill in information below:</i> <input type="checkbox"/> On the Internet <input type="checkbox"/> Stopped by <input type="checkbox"/> Newspaper (name): _____ <input type="checkbox"/> Rental publication: _____ <input type="checkbox"/> Other: _____	<b>YOUR VEHICLES</b> <i>List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.). Continue on separate page if more than three.</i> Make and color of vehicle: _____ State: _____ Year: _____ License #: _____ Make and color of vehicle: _____ State: _____ Year: _____ License #: _____ Make and color of vehicle: _____ State: _____ Year: _____ License #: _____
<b>YOUR CREDIT HISTORY</b> Your bank's name, city, state: _____ List major credit cards: _____ Other non-work income you want considered. Please explain: _____ Past credit problems you want to explain. (Use separate page.) _____	<b>EMERGENCY</b> <i>Emergency contact person over 18, who will not be living with you:</i> Name: _____ Address: _____ City/State/Zip: _____ Work phone: ( ) _____ Home phone: ( ) _____ Relationship: _____
<b>YOUR CREDIT HISTORY</b> Your bank's name, city, state: _____ List major credit cards: _____ Other non-work income you want considered. Please explain: _____ Past credit problems you want to explain. (Use separate page.) _____	<b>AUTHORIZATION</b> <input type="checkbox"/> I or we authorize (owner's name) _____ <b>Oasis, Tower I</b> to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application. Applicant's signature _____ Spouse's signature _____ <i>Applicant must also sign on the next page of this Application.</i>

### Contemplated Lease Contract Information

To be filled in only if the Lease Contract is not signed by resident(s) at time of application for rental.

The Florida Apartment Association Lease Contract to be used must be the latest version published by the association unless an earlier version is initiated by resident(s) and attached to this Application. The blanks in the Lease Contract will contain the following information:

- Names of all residents who will sign Lease Contract \_\_\_\_\_
- Name of Owner/Lessor **Oasis, Tower I**
- Property name and type of dwelling (bedrooms and baths) \_\_\_\_\_
- Complete street address **3000 Oasis Grand Blvd.**
- City/State/Zip **Fort Myers, FL 33916**
- Names of all other occupants not signing Lease Contract (persons under age 18, relatives, friends, etc.) \_\_\_\_\_
- Total number of residents and occupants \_\_\_\_\_
- Beginning date and ending date of Lease Contract \_\_\_\_\_
- Total security deposit \$ \_\_\_\_\_; Annual deposit \$ \_\_\_\_\_
- Other fees \$ \_\_\_\_\_
- Total monthly rent for dwelling unit \$ \_\_\_\_\_
- Rent to be paid at (check one) ☒ on-site manager's office or ☐ at \_\_\_\_\_

### Application Agreement

- Lease Contract Information.** The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract Information above.
- Application Fee (nonrefundable).** You have delivered to our representative an application fee in the amount indicated below, and this payment partially delays the cost of administrative paperwork. It is nonrefundable.
- Application Deposit (may or may not be refundable).** In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below. The application deposit is not a security deposit. However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR it will be refunded under paragraph 10 if you are not approved. OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 6 or 7.
- Approval When Lease Contract Is Signed in Advance.** If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
- Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
- If You Fail to Sign Lease Contract After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
- If You Withdraw Before Approval.** You and any co-applicant may not withdraw your application or the application deposit. If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.
- Completed Application.** An Application will not be considered "completed" and will not be processed until all of the following have been provided to us (unless checked): ☐ a separate Application has been fully filled out and signed by you and each co-applicant; ☐ an application fee has been paid to us; ☐ an application deposit has been paid to us. If no item is checked, all are necessary for the Application to be considered completed.
- Non-approval.** We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
- Refund after Non-approval.** If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
- Extension of Deadlines.** If the deadline for signing, approving, or re-funding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.
- Notice to or from Co-applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
- Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.
- Receipt.** Application fee (nonrefundable): \$ \_\_\_\_\_  
Application deposit (may or may not be refundable): \$ \_\_\_\_\_  
Other move-in fees (may or may not be refundable): \$ \_\_\_\_\_  
Total of above application fee and application deposit: \$ \_\_\_\_\_  
Total amount of money we've received to this date: \$ \_\_\_\_\_
- Signature.** Our representative's signature is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

**Acknowledgement.** You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.

**If you're seriously ill or injured, what doctor may we notify? (We're not responsible for providing medical information to or calling doctors or emergency personnel.)**  
Doctor's name: \_\_\_\_\_ Doctor's phone: (\_\_\_\_\_) \_\_\_\_\_

Important medical information about you in an emergency: \_\_\_\_\_

**Applicant's Signature:** \_\_\_\_\_

Date: \_\_\_\_\_

**Signature of Spouse:** \_\_\_\_\_

Date: \_\_\_\_\_

**Signature of Owner's Representative:** \_\_\_\_\_

Date: \_\_\_\_\_

### FOR OFFICE USE ONLY

- Apt. name or dwelling address (street, city) **Oasis, Tower I** Unit # or type: \_\_\_\_\_
- Person accepting application: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_
- Person processing application: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_
- Date that applicant or co-applicant was notified by ☐ telephone, ☐ letter, or ☐ in person of ☐ acceptance or ☐ nonacceptance: \_\_\_\_\_  
(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)
- Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): \_\_\_\_\_
- Name of owner's representative who notified above person(s): \_\_\_\_\_

