

AQUA  
PROPERTY GROUP INC.



**APPLICATION PROCESS**  
**2012**

AQUA Property Group Inc. pledges to follow the letter of the law and the spirit of the U.S. Policy for the Achievement of Equal Housing Opportunity throughout the Nation. Our company encourages and supports a program in which there are no barriers to obtaining housing because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin." Everyone is welcome to preview any of our available rentals. AQUA Property Group Inc. will be happy to show you our available rental properties at no charge. We lease single-family homes, apartments, condos, and duplexes throughout the greater Cape Coral, Lehigh, and Fort Myers areas. Simply call our office for a list of our available rentals at (239) 540-2457. You may also preview our properties 24 hours a day on line at [www.aquapropertiesinc.com](http://www.aquapropertiesinc.com)

Application Process and Time Frame to be expected:

Processing an application normally takes between 1-2 business days. In some cases approval from homeowner and condo associations, property owners, or unforeseen circumstances may cause some applications to take longer. You will be contacted immediately upon the determination of approval or denial of your application. All Adult applicants over the age of 18 must submit a fully completed, dated and signed rental Application and application fee. No rental property will be held vacant for more than four (4) weeks, unless approved by AQUA Property Group Inc.

Costs:

If you decide to rent one of our properties we require one month's rent and one month's applicable security deposit. To apply for a rental with us there is a \$50.00 per adult application fee that is "non-refundable". This charge is for a nationwide credit and criminal background checks. Incomplete applications or applications submitted without the proper application fees will not be considered and application fees will not be refunded for incomplete applications.

Resident Selection Criteria:

\*Incomes will be verified. Applicant may be asked to provide recent pay stubs. A minimum of two years residential history is preferred. Rental history must be rated satisfactory or better, with no record of evictions. We reserve the right to require a cosigner and/or a higher security deposit if your credit and rental history are questionable. Co-signers are accepted at the manager's discretion; they must meet the same eligibility requirements, and must reside in the State of Florida.

\*It is preferred that credit history and/or Civil Court Records not contain judgments, eviction filings, collections, liens or bankruptcy within the past one (1) year. If your credit history contains any of the above; the manager will deal with this on an individual basis, a co-signer may be necessary or an increased security deposit may be required, at the manager's sole discretion. All information collected for the approval or denial of this application is considered confidential in nature and for company use only.

\*Self-employed applicants or newly employed applicants may be required to produce proof of income.

\*If you have been convicted of a felony within the past two (2) years, this may be cause for rejection. Applicant with a felony record that was adjudicated guilty or had adjudication withheld within the past two (2) years, or any conviction for any sexual related, murder related or arson related crimes may be rejected.

\*Current photo ID documentation (driver's license, passport, military ID or State ID) is required.

\*Previous rental history reports must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no NSF checks, and no damage

to rental property. Failure to leave the property clean and without damage when you vacated, or any negative instances of the above conditions may be cause for rejection.

\*Current occupancy standards are a maximum of 2 persons per bedroom, except for infants under 4 years of age. However, some city and county municipalities and/or homeowners associations prohibit more than two (2) unrelated adults to reside in a single-family dwelling unit. Consequently AQUA Property Group Inc. may reject the rental of a single family dwelling to more than two (2) unrelated adults.

\*No pets (with the exception of medically necessary pets) of any kind are permitted without the specific written permission of AQUA Property Group Inc. and a mandatory, non-refundable administrative pet fee of \$250.00 per animal. Some properties may require higher fees or higher rent amounts for pets. If a higher fee or rent amount is required you will be notified at the time of the application. The following pets will not be accepted under any circumstances, GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS and/or ROTWEILLERS due to insurance liability.

\*Tenants who will be living within a community run by a homeowner's or condominium association will be required to follow all rules and regulations of said association.

\*Any exceptions to the above criteria will need to be submitted in writing to AQUA Property Group Inc. for consideration. If approval is then given for such exceptions, additional security deposit, co-signers and/or additional rent may be required.

\*Maintenance and Repair – When you rent a home from our company, we strive to ensure that all items are in good working order. Please report any maintenance or repair request during your first 14 days of residency.

\*The Application Process Form must be sent in with the Rental Application. Please print and initial each page of this section and include with your rental application either in person at our office (239) 540-2457.

Tenant: \_\_\_\_\_

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

## AQUA Property Group Inc.

1322 SE 46<sup>th</sup> Lane, Suite 104 Cape Coral, Florida 33904

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