

YANG & E, LLC

Basic Rental Criteria / Rental Application

- All applicants **MUST** be at least eighteen (18) years of age or older.
- Applicant **MUST** have verifiable current employment or income with a gross monthly income of two times of the rental rate. In the event that the applicant has been at his or her current job for a period of six (6) months or more, then the applicant must provide verification of prior employment. Should the applicant be self-employed, he/she must provide a copy of the previous Year's Tax Return and YTD.
- Applicant credit report must be in a good and acceptable standing. Medical collection accounts will be the **ONLY** exception in determining acceptable credit. Personal bankruptcies shall be allowable as long as the applicant meets all the other qualifications and criteria and has re-established a good credit rating.
- Any and all adults must complete a rental application, pay an application fee of \$ 75.00 per applicants, be listed on the Lease as a resident, and have full liability to fulfill all terms and condition of the lease.
- Roommate must each have a gross monthly income of at least two (2) times of the rental rate, and they must each fill out an application and pay an application fee and meet all requirement.
- The **non-refundable** application fee must be paid before the approval process can begin.
- A Lease Guarantor will be accepted on behalf of Full-time students and for person with no prior rental or credit history. A Lease Guarantor must complete a Lease Contract Guaranty and pay an application fee. Income requirement for Co-Signer are four (4) times the rental amount.
- Application must consent to a background, sex offender, eviction, and criminal investigation search. Criminal charges and or convictions may be grounds for **Denial**.
- Pet may be permitted upon landlord/management approval. If approved, there will be a (1) pet per units limitation. Application shall be required to provide a pet deposit of \$100.00 for one (1) pet, of which are non-refundable for repair and cleaning purposes after the premises are vacated. Our policy may exclude the approval of some breeds.
- **MAXIMUM OCCUPANCY STANDARDS:**
 - 1 Bedroom has a maximum occupancy of two (2) persons
 - 2 Bedroom has a maximum occupancy of four (4) persons
 - 3 Bedroom has a maximum occupancy of six (6) persons
 - 4 Bedroom has a maximum occupancy of eight (8) persons

I HAVE READ AND AGREE TO THE ABOVE RENTAL CRITERIA REQUIREMENT:

Print Name:

Applicant Signature:

Date:

P.O. Box 4602 Boynton Beach, FL 33424

Telephone: (561) 818-1634 Fax: (561)422-2125 Email: yi.yang.19@gmail.com

APPLICANT INFORMATION

Full Legal Name:		Driver License #:	
Date of Birth:	SSN:	Phone:	
Email:		Marital Status:	
Current Address:			
City:		State:	Zip Code:
Please Circle One	Own or Rent	Monthly Payment or Rent	How long:
Reasons for Leaving:			

LANDLORD REFFAL / RENT INFO

Name:	Phone #:	Monthly Rent:
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OCCUPANT(S)

Name:	Relationship:	Age
Name:	Relationship:	Age
Name:	Relationship:	Age

PET (S) If Yes please fill out below

Name:	Type/Breed
Name:	Type/Breed

VEHICLE (S)

Year	Make	Model	Color	Plate #	State
Year	Make	Model	Color	Plate #	State

EMPLOYMENT

Current Employer	Current Supervisor	
Employer Address	How Long	
City	Zip Code:	Phone #:

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Position:		Please Circle one below		Annual/Monthly Income:	
		Hourly	Salary		
Additional Income –Please Circle one below					
Monthly Annual	Source:	Amount Per Month		Proof of Income Yes No	
Monthly Annual	Source:	Amount Per Month		Proof of Income Yes No	
EMERGENCY / PERSONAL REFERENCE INFORMATION					
Name:		Relationship:		Phone #:	
Name:		Relationship:		Phone #:	
Name:		Relationship:		Phone #:	
Applicant Questionnaire (Please Circle one)					
Had you ever been evicted in the past (5) Years?		Yes	No	If yes why:	
Had you ever filed bankruptcy in the past (5) year?		Yes	No	If yes why:	
Had you ever been guilty of a felony or crime?		Yes	No	If yes why:	
Had you ever been late on your payments for sixty (60) days?		Yes	No	If yes what:	
Have you ever been convicted for dealings with illegal drug?		Yes	No	If yes what:	

FAIR HOUSING DISCLOSURE

The Fair Housing Act of 1968, as amended by the Fair Housing Act Amendments of 1988, prohibits discrimination in housing based on race, color, national origins, sexual orientation, handicap, or familial status. Except as permitted by the Housing for Older Persons Act of 1955, we are committed to complying with the letter and spirit of the laws which administers compliance with the fair housing laws in the United States Department of Housing and Urban Development.

DISCLOSURE AND AUTHORIZATION FOR BACKGROUND INVESTIGATION

I hereby authorize, Yang&E ,LLC, the Landlord to whom I am making the Rental Application, to obtain a consumer and background report. A “consumer and/or background report” includes any information as to my credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living. I understand this consumer or background report may include inquiries regarding my work history, personal financial status and credit history, court records, including criminal convictions record, as permitted by law, driving history, and references from professional and/or personal associates. I further understand and agree that a consumer report may be obtained at any time, and any number of times. As the Landlord is their sole discretion determines necessary before, during or after the acceptance of the Rental Application.

I hereby authorize all previous employer, landlords, educational institutions, consumer reporting agencies and other personal or entities having information about me to provide such information to Yang&E, LLC. I further fully release Yang&E, LLC, his or her employees, officers, agents, successor and assigns, and all other parties involved in this background investigation, including but no limited to investigator, credit agencies and those companies or individual who provide information to Yang&E, LLC concerning me, from any claims or actions for any liability whatsoever related to the process or results of the background investigation.

I understand that I can received a free copy of any credit report by Yang&E, LLC about me at the time of the report is provided to Yang&E, LLC. **Upon Request Only**

I understand that approval of my Rental Application maybe contingent upon that outcome of my background check, and that this Disclosure Authorization is not meant as an approval of the Rental Application.

I have received and read the “Disclosure” regarding Yang&E, LLC right to procure a consume and/or background report.

I, _____, certify that the information provided in this Rental Application is true and correct to the best of my knowledge as of the date set forth below. I acknowledge that the Landlord shall rely on the information contained herein and I authorize the Landlord to verify and or all information provided.

Signature

Date

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