



# Stokes Ventures, Inc.

Residential Rental Properties

P.O. Box 656

Fort Walton Beach, FL 32547

850-862-5200



Thank you for your interest in Stokes Ventures, Inc. Rental Properties.

## Oak Tree Park Apartments

### 2 BR with 1 ½ Bath Unit Includes

Frost-free Refrigerator (some have ice-maker)  
Electric Range (some are ceramic solid surface)  
Dishwasher  
Food Disposal  
Central Heat/Air  
Garbage Service  
Pest Control Service  
Washer/Dryer Hook-ups plus coin  
operated facilities available on premises

### 1BR with 1 Bath Unit Includes

Frost-free Refrigerator (some have ice-maker)  
Electric Range (some are ceramic solid surface)  
Dishwasher  
Food Disposal  
Central Heat/Air  
Garbage Service  
Pest Control Service  
No Washer/Dryer Hook-ups but coin  
operated facilities available on premises.

### Office Hours

Monday – Thursday 8:00 am – 6:00 pm  
Friday 8:00 am – 12:00 noon

## Green Meadows Condominiums

### Includes

Two Bedrooms  
Two Full Baths  
Frost-free Refrigerator  
Electric Range  
Dishwasher  
Food Disposal  
Central Heat/Air  
Washer/Dryer (stacked unit)  
Garbage Service  
Pest Control Service

Units Available	Rent	Dep
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Deposits are by cash, money order, or cashier's check only.**



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## Rental Application Procedures

1. **PROCESSING TIME:** It usually takes 24 hours to process an application. Due to unforeseen circumstances, some applications may take longer to process. You will be notified immediately when your application has been approved or denied.
2. **THE FOLLOWING IS REQUIRED WHEN YOU SUBMIT YOUR APPLICATION FOR PROCESSING**
  - A. Each adult who plans to reside in the unit must completely fill out an application.
  - B. The application fee is \$20.00 per adult.
  - C. Each applicant must submit a copy of his/her photo ID.
  - D. Each applicant must submit proof of income. Gross monthly income must be at least three (3) times the monthly rent. Married couples may combine their income. All others must qualify independently.
  - E. All application fees and Security Deposits must be in the form of cash, money order, or cashier's check.
3. **POLICIES AND PROCEDURES**
  - A. Application processing fees are non-refundable. However, if your application is approved, the application fee is credited towards your Security Deposit.
  - B. We normally process applications on a first-come first-served basis; however, if we have more than one application submitted on any day, we will select the applicant with the highest rated application.
  - C. We do not accept rental subsidies such as Section 8 or HUD.
  - D. All of our units are non-smoking.
  - E. We do not allow pets on the premises.
  - F. Limit of 2 persons may live in a one-bedroom unit and a limit of 4 persons may live in a two-bedroom unit. Maximum of 2 adults may live in any unit.
  - G. Tenant may pick up keys during regular business hours at the main office on the beginning date of the lease.
  - H. If the lease start date is on the 25<sup>th</sup> day of the month or later the tenant will be required to pay the following months rent as well as the current months prorated rent.
  - I. An applicant will be automatically denied if:
    - a. Applicant has submitted an application with false information.
    - b. Credit history or court records indicate previous evictions, NSF checks, or indications of a high credit risk.
    - c. Applicant has been convicted of any sexual related offense or violent crime.
    - d. Applicant has a felony record.

# Stokes Ventures, Inc.

## Residential Rental Properties

### Reservation Agreement

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

#### Check One

\_\_\_\_\_ I am applying to rent the unit at the address of \_\_\_\_\_, Fort Walton Beach, Florida 32547, for the monthly rent of \$\_\_\_\_\_. I am paying by cash, money order, or cashiers check, the Reservation Fee of \$\_\_\_\_\_. If my application is **NOT** approved, I will be refunded the Reservation Fee minus the \$20.00 Application Fee for each Applicant. If my application **IS** approved, the entire Reservation Fee will be applied towards the Security/Damage Deposit and non-refundable fees (non-refundable fees are \$200.00 for a two-bedroom unit or \$150.00 for a one-bedroom unit). When my application has been approved, I agree to sign a lease agreement within one week after the unit is ready for occupancy. Failure to comply with the signing of the lease agreement will result in the forfeiture of my entire Reservation Fee as liquidated damages. I understand that if more than one application has been submitted, the applicant with the highest rated application will be selected. If I am approved but not selected, then my Reservation Fee will be refunded minus the application fee and my application will remain active for 3 months.

\_\_\_\_\_ I am paying an Application Fee of \$20.00 per Applicant in order to get pre-approved. I understand that this option does not guarantee that a unit will be available if/when my application is approved. If my application is approved and a unit is available and I agree to rent a unit, the Application Fee(s) will be credited towards my Security/Damage Deposit. All approved applications will remain active for up to 3 months. I understand that at the end of three months, my application will be destroyed. Should I decide to apply again, I will be required to pay an additional Application Fee. Once an application has expired, I cannot receive credit back for that Application Fee.

\_\_\_\_\_ My application has been pre-approved and I agree to rent the unit at the address of \_\_\_\_\_, Fort Walton Beach, Florida 32547 for the monthly rent of \$\_\_\_\_\_. I am paying by cash, money order, or cashiers check, the Security/Damage Deposit and Non-Refundable Fees totaling \$\_\_\_\_\_ (non-refundable fees are \$200.00 for a two-bedroom unit or \$150.00 for a one-bedroom unit). I agree to sign a lease agreement within one week after the unit is ready for occupancy. Failure to comply with the signing of the lease agreement will result in the forfeiture of my entire Security/Damage Deposit as liquidated damages

Amount Received \$ \_\_\_\_\_

I the undersigned, do hereby agree that upon payment of the Reservation Fee or Security/Damage Deposit, I have in effect contracted to rent said unit and if my Application is approved, any default on my part not to carry out the rental of said unit will result in a forfeiture of my Reservation Fee.

\_\_\_\_\_  
Applicant (Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Applicant (Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Landlord/Agent

Stokes Ventures, Inc.  
Rental Application

First Applicant Full Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

SSN \_\_\_\_\_ DL # \_\_\_\_\_ State \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Second Applicant Full Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

SSN \_\_\_\_\_ DL # \_\_\_\_\_ State \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

<u>Additional Persons Who Will Be Residing In Unit</u>	<u>Relationship</u>	<u>Age</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Present Landlord \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

From Date \_\_\_\_\_ To Date \_\_\_\_\_

Previous Landlord \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

From Date \_\_\_\_\_ To Date \_\_\_\_\_

Second Previous Landlord \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

From Date \_\_\_\_\_ To Date \_\_\_\_\_

First Applicant's Employer \_\_\_\_\_ Phone \_\_\_\_\_

Monthly Income \_\_\_\_\_ Employed from \_\_\_\_\_ to \_\_\_\_\_

Additional Income (explain) \_\_\_\_\_

Second Applicant's Employer \_\_\_\_\_ Phone \_\_\_\_\_

Monthly Income \_\_\_\_\_ Employed from \_\_\_\_\_ to \_\_\_\_\_

Additional Income (explain) \_\_\_\_\_

Bank Name \_\_\_\_\_

Bank Name \_\_\_\_\_

Have you ever been evicted? \_\_\_\_\_ Have you ever been in litigation with a landlord? \_\_\_\_\_

Have you ever been convicted of a felony? If yes explain \_\_\_\_\_

Emergency contact \_\_\_\_\_ Relationship \_\_\_\_\_ Phone \_\_\_\_\_

I certify that all information above is correct to the best of my knowledge and I hereby authorize Stokes Ventures, Inc., or any credit bureau or other investigative agency employed by Stokes Ventures, Inc., to investigate any references herein listed or statements or other data obtained from me or from any other person pertaining to my credit and financial responsibility and to use any information herein to obtain background information including, but not limited to, employment history and criminal history.

Date \_\_\_\_\_ Signature \_\_\_\_\_

Date \_\_\_\_\_ Signature \_\_\_\_\_

**CRIME FREE LEASE ADDENDUM**

The Owner and Resident(s) agree to abide by the following in regards to the dwelling unit identified in the current lease/rental agreement. In addition, the Owner and Resident(s) agree that all rules and expectation listed below will apply to the Resident(s), any member of the resident's household or guest or other person visiting or under the resident's control.

1. No one will engage in criminal activity, including drug-related criminal activity, on or near the said premises, and agree that "Drug-related criminal activity" means the illegal possession or illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance as defined by Chapter 893, *Florida Statutes* and/or Section 102, 21 U.S.C. 802.
2. No one will engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the premises.
3. No one will permit the dwelling unit to be used for or to facilitate criminal activity, including drug-related activity.
4. No one will engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined by Chapter 893, *Florida Statutes* and/or Section 102, 21 U.S.C. 802, at any location, on or near the dwelling and it's premises.
5. No one will engage in any illegal activity, including prostitution, criminal street gang activity, assault, including but not limited to the discharging of firearms on or near the dwelling and it's premises, or any violation of the lease agreement that in any way jeopardizes the health, safety and welfare of the landlord, his agents, or other tenants, the immediate community as a whole, or may cause imminent serious property damage as defined by Florida Statutes.
6. All persons understand that a **VIOLATION OF THE ABOVE PROVISION SHALL BE A MATERIAL AND PERMANENT VIOLATION OF THE LEASE AND CAUSE FOR TERMINATION OF THE LEASE/RENTAL AGREEMENT.**
7. All persons understand that a single violation of any part of this addendum will be considered a serious violation and irreparable non-compliance with the terms of the lease/rental agreement; and, that a single violation will be cause for the immediate termination of the lease/rental agreement. Unless otherwise prohibited by law, proof of the violation/breach will not require a criminal conviction, but a preponderance of evidence.
8. In case of conflict between the terms of this addendum and any other terms of the lease/rental agreement, the terms of this addendum shall govern.

This ADDENDUM is incorporated into the lease effective immediately on this day between Owner and Resident(s).

\_\_\_\_\_  
Resident – sign

\_\_\_\_\_  
Resident – print name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner/Manager – sign

\_\_\_\_\_  
Owner/Manager – print name

\_\_\_\_\_  
Date