



Monticello of 42nd Street

4201 Monticello Gardens Place

Tampa, FL 33613

Phone: (813) 910-3433 Fax: (813) 979-4229

APPLICATION CHECK LIST

Welcome to Monticello! You must have **all** of the following when handing in your application. We can accept it as a fax, but you need to mail us the original copy.

- ✓ Application completely filled out and signed
- ✓ **Original notarized** lease guaranty form (pg. 3). This must be notarized!
- ✓ \$250.00 credit/debit, check or money order for the non-refundable application fee. (We do not accept cash). Please print your name clearly on the payment.
- ✓ \$150.00 credit/debit, check or money order for the non-refundable administrative fee (We do not accept cash). Please print your name clearly on the payment.
- ✓ Proof of income stating that your guarantor makes at least 2 and a half times as much rent in a month (i.e. check stub, letter from company, tax return, W2)
- ✓ Don't forget to bring your ID
- ✓ If you are under the age of 18, we must have your parent or guardian's signature along with yours everywhere it requires a signature on the application. Both the applicant and the parent or guardian must sign the lease as well.

After receiving the application we will conduct a credit and background check. If all of the above criteria are met and the credit and background check is approved then... congratulations, you are going to be Monticello resident!

When bringing in your application, it takes about 20 minutes to get you approved. You will be able to read over and sign the lease while you are waiting. Once this is done, you can begin roommate matching if you do not already have roommates.

If you have mailed or faxed in your application, we will contact you when you are approved. If you do not already have roommates, don't forget to ask us about roommate matching!

Rent will be due on or before the day you move in, and don't forget your ID on move in day.

We look forward to having you as a new resident.
Feel free to call us at 813-910-3433 or email us at info@monticellousf.com
If you have any questions.



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LEASE APPLICATION

APPLICANT'S FULL NAME (Last, First, M.I.) _____

SOCIAL SECURITY NUMBER _____

DATE OF BIRTH _____

HOME PHONE (_____) _____ - _____ **CELL PHONE** (_____) _____ - _____

EMAIL _____ **DESIRED MOVE-IN DATE** _____

VEHICLE MAKE _____ **MODEL** _____ **YEAR** _____

COLOR _____ **TAG #** _____ **STATE** _____

DRIVER'S LICENSE # _____ **STATE** _____

CURRENT ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____

LANDLORD _____ **PHONE #** _____

MONTHLY PAYMENT _____ **HOW LONG?** _____

WHY ARE YOU LEAVING YOUR PRESENT RESIDENCE? _____

EMERGENCYCONTACT _____ **RELATIONSHIP** _____

ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____

HOME PHONE (_____) _____ - _____ **CELL PHONE** (_____) _____ - _____

PLEASE GIVE YOUR EMPLOYMENT INFORMATION

STATUS: Full-time ____ Part-time ____ Unemployed ____ Full-time Student ____ Part-time Student ____

EMPLOYER _____

ADDRESS _____

POSITION _____ **HOW LONG?** _____

GROSS ANNUAL INCOME _____

Equal Opportunity Housing
We do business in accordance with the Federal Fair Housing laws.



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Have you ever filed for bankruptcy? Yes _____ No _____
Have you applied for residency in the past 2 years, but did not move in? Yes _____ No _____
Have you ever broken a lease agreement or left owing money to an owner? Yes _____ No _____
Have you ever had adjudication withheld or been convicted of a crime? Yes _____ No _____

If you have answered yes to any of the above questions please explain the circumstance regarding the situation on a separate page.

Applicant hereby agrees as follows:

Applicant agrees to pay Monticello of 42nd Street ("Landlord," which term shall include Landlord's authorized agents), at the time of execution of this application, a Security Deposit in the amount of zero dollars, a non-refundable Application Fee in the amount of \$250.00, and a non-refundable Administration Fee in the amount of \$150.00. All additional documentation requested by Landlord to complete the application process must be received by Landlord, and all lease paperwork must be completed by Applicant, within 5 days after the execution of this application or prior to the scheduled lease commencement date, whichever is earliest. Should Applicant either fail to provide all requested application documentation or execute a lease within 5 days after the execution of this application, this application may be canceled by Landlord in Landlord's sole discretion. In such event, all monies paid to Landlord under this application shall be retained by Landlord as liquidated damages. Should Applicant cancel/withdraw his/her application after paying the monies set forth above to Landlord, all monies shall be retained by Landlord as liquidated damages. However, if Applicant properly complies with the foregoing requirements and this application is either canceled or not approved by Landlord, then Applicant shall be entitled to a refund of his/her security deposit, but not the Application and Administration Fees. In the event this application is canceled or not approved by Landlord, this application and all paperwork related hereto shall be considered null and void. Applicant understands and agrees that this application is a preliminary document and does not obligate Landlord to offer a lease to Applicant or deliver possession of an apartment/bedroom.

Applicant understands and agrees that a specific apartment/bedroom will not be assigned until Applicant and all other applicants/roommates have been approved by Landlord. Applicant also understands and agrees that his/her room assignment can be changed by Landlord and is not final until Applicant has taken possession of an apartment/bedroom. Keys will be furnished only after (i) Applicant has fully complied with the requirements of this application, including the payment of all monies set forth above, (ii) Applicant has been approved for residency by Landlord, and (iii) Applicant has signed a lease and all other documents required by Landlord. Applicant represents that all of the information provided to Landlord by Applicant or on behalf of Applicant in connection with the application process shall be true, correct, and complete. Applicant hereby authorizes Landlord to verify all of the information provided, including but not limited to, residential history, employment, references, credit history, public records, and criminal history. Applicant understands and agrees that any misstatement or omission of fact regarding any information requested by or provided to Landlord in connection with the application process shall constitute grounds for rejection of the application and forfeiture of all monies paid to Landlord under this application as liquidated damages, or if Applicant has taken possession of an apartment/bedroom, termination of Applicant's lease/right of occupancy.

Applicant _____
Date signed

How did you hear about Monticello of 42nd Street?

Internet _____ Oracle _____ Drive-By _____ Friend _____
Off Campus Housing _____ Other _____
Resident Referral -Name of Resident _____

For Official Use Only

This application received by _____ Date _____
Fees received by _____ Date _____
Approved by _____ Date _____
Applicant notified by _____ Date _____



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Lease Guaranty

1. Guarantor's information:

Name: _____

Address: _____

City, State, Zip: _____

Home phone: (_____) _____ - _____ Cell phone: (_____) _____ - _____

Driver's License Number _____ Email _____

Social Security #: _____ Date of Birth: _____

Employer _____ Employer phone # _____

I, _____ the under signed parent or guardian of
(Name of Guarantor)

_____, in order to induce Monticello of 42nd Street
(Resident)

hereinafter the "Lessor," to lease a suite or unit to _____
(Resident)

hereinafter the "Lessee"

- a. Do hereby personally and unconditionally guarantee and promise to pay to Lessor any and all financial obligations of Lessee to Lessor associated with or arising from any lease entered into by Lessee and Lessor (including all renewals, replacements, extensions, modifications, etc.) and
- b. Agrees to pay all costs and expenses, including reasonable attorneys' and legal assistants' fees, that may be incurred by Lessor in the enforcement of this Guaranty, whether before or after a lawsuit is filed, and including any appeal, bankruptcy, and/or judgment execution action or proceeding, and that venue for any action arising hereunder shall be in Hillsborough County, Florida; and
- c. Agrees that the obligations of Guarantor hereunder are independent of the obligations of Lessee, and a separate action or actions may be brought and prosecuted against Guarantor whether action is brought against Lessee or whether Lessee is or may be joined in any such action or actions; and Guarantor waives the benefit of any statute of limitations affecting its liability hereunder or the enforcement thereof; and Guarantor expressly consents to the issuance of a continuing writ of garnishment or writ of attachment against Guarantor's disposable wages, earnings, and/or income in accordance with the provisions of section 222.11, Florida Statutes, in order to satisfy in whole or part any money judgment entered against Guarantor arising from or related to this Guaranty.
- d. By signing below, guarantor represents that all of the information provided are true and complete, and you authorize verification of the information and credit reports as well as allows us to use all information given to for collection purposes by us and any company we hire to do so.

*GUARANTOR'S SIGNATURE

Date

*Must be notarized

State of _____. County of _____. Sworn to and subscribed

before me on this, the ____ Day of _____, 20____, by

_____, who is personally known to me or produced ID.

Notary Public Signature / Notary Seal

My commission expires on: _____

2. VERIFICATION OF INCOME

A copy of a pay current check stub (must reflect year to date) will be needed. As a guideline – the income should be 2 and half times the monthly rent. The income verification may be faxed to Monticello at 813-979-4229. Please indicate Resident's name when replying to the above.



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ROOMMATE MATCHING PROFILE **BLDG#** _____ **APT#** _____

Name: _____ **Age:** _____ **Gender:** Male / Female

Phone: (_____) _____ - _____ **Cell Phone:** (_____) _____ - _____

Email: _____ **University:** _____ **Major:** _____

What is your Academic Level? Freshman / Sophomore / Junior / Senior / Post-Grad

PREFERENCES: (Circle all that apply)

Pet Friendly? Yes / No / Maybe

Coed Living? Yes / No / Maybe

Location preference? East- side (Poolside) / West- side (Non-Poolside)

Bedroom preference? A / B / C / D / No Preference **Floor preference?** 1 / 2 / 3 / No Preference

Do you smoke? Inside / Only Outside / I don't smoke / Bothers me if others do

Do you drink alcohol? Often / Occasionally / Seldom / Never / Bothers me if others do

Do you study at home? Often / Occasionally / Seldom / Never

When do you study mostly? Morning / Afternoon / Evening

Use TV/Stereo? Often / Occasionally / Seldom / Never / In room only / Bothers me if others do

Do you entertain guests? Often / Weekends / Seldom / Never / Bothers me if others do

Do you clean? Cleaning is a priority / Daily / Once a week / Every other week / Monthly / Never

Do you? Get up early / Stay up late / Both **Are you a?** Light Sleeper / Heavy Sleeper

What types of music do you listen to? Rock / Pop / Easy Listening / Country / Heavy Metal

R & B / Alternative/ Jazz / Dance / Techno / Rap / Religious / Ethnic / Classical

What temperature do you like the apartment to be? _____

List any Fraternity, Sorority, or associations you belong to _____

What is the most important thing that you want us to consider when we match you with a roommate? _____

Pet Peeves: _____

Requested Roommates:

Name: _____ Phone: (_____) _____ - _____

Name: _____ Phone: (_____) _____ - _____

Name: _____ Phone: (_____) _____ - _____

I hereby allow MONTICELLO OF 42ND STREET to release any or share any of the above information relative to the roommate matching process to current or pending residents. I understand **that there is absolutely no guarantee that I will be compatible with the roommate(s), or receive the floor or bedroom preferred.** I understand that Monticello of 42 Street will try their best to help in fulfilling as many of my requests as possible.

Resident's Signature

Date