

Rental Offer Checklist and FAQ's

Here is a brief explanation of the “app fee” since I get this question a lot. There is no actual application fee, to the brokerage. A full tenant screening for all adults in the household is required for offer acceptance. I use Rentspree, it is currently \$50.00 per person; the most reasonable fee for tenant screening that I have found. TEXT all questions, I can't always answer the phone.

Offer requirements:

1. Contract To Lease signed and dated. Disclose all occupants in the household including all minors.
2. A completed application for all adults in the household. Use the application which is attached to the listing – dated and signed. If unmarried submit a separate application for each person.
3. Clear photos of ID for all adults in the household – Photos work better than copies.
4. Legible verification of Income for all income claimed. 3-5 Current pay statements are best. Although bank statements can work as corroboration, bank statements are generally are not considered to be pay statements unless other verification of income does not exist. For example, a business bank statement shows cash flow for the business but not necessarily personal income available to the tenant. It is the Tenant's personal income that Owners and Landlords are interested in discovering. Unverifiable income may not be considered.
5. Pursuant to Broward County Ordinance 2022-31, landlords and other lessors of residential rental property in Broward County are required to distribute the attached Notice of Rental Housing Rights and Resources to persons applying to a rental unit. Be sure to do so and send the signed copy along with your offers. It is attached to the listing for your convenience.
6. For a more expedited process feel free to include credit reports with scores. PLEASE NOTE: If this is a self provided credit reports such as credit karma, a credit report from a national reporting agency will still need to be part of a full tenant screening. Owner requires a full tenant screening in order to accept any offer which includes a current credit report, as well as a national background and national eviction report for all adults in the household.
7. Proof of escrow for any funds collected. Please note – A deposit equal to 1 month's rent will be required upon acceptance to be held by your Broker or the Owner. Beachfront Realty does not hold escrow for the Landlord side of rentals.
8. A copy of any deposit collected
1. 9. Please note – this is a no pets listing.

Please NOTE: Although a full tenant screening for all adults in the household will be required prior to any offer acceptance. The various options for tenant screening can be discussed once the first 6 items listed are submitted for consideration.

Other Frequently Asked Questions:

What is included? – Water and electric are included, internet is not.

Is an infant considered an occupant? – YES

Is there a required credit score – NO, Owners are looking at credit behavior not specifically the score.

Is a vehicle with lettering permitted? - The City of Ft. Lauderdale controls what cars can be parked in view.

Check with city of Ft. Lauderdale about any non-standard vehicles you may have questions about.

Can a 2nd car be parked on the street? - No, see the pic of the front of the building.

Thank you!