

Rental Application Policy

As of January 2025, Florida's landlord-tenant laws outline specific requirements for rental applications to ensure a fair and transparent process for both landlords and prospective tenants. Below is an overview of these requirements:

1. Application Fees:

- Florida law permits landlords to charge prospective tenants a rental application fee. There is no state-mandated cap on the amount; however, it's advisable to keep fees reasonable to encourage applications. Notably, application fees are **non-refundable**, even if the application is denied or withdrawn.

2. Processing Time Frame:

- Landlords are required to process rental applications promptly. While specific time frames may vary, it's standard practice to complete processing within a few business days. Applicants should be informed immediately upon approval or denial.

3. Required Documentation:

- **Identification:** Applicants must provide valid photo identification, such as a driver's license, state-issued ID, or passport.
- **Social Security Number:** A valid Social Security Number is typically required. For applicants without one, proof of legal residency (e.g., visa) and additional documentation may be necessary.
- **Proof of Income:** Applicants should demonstrate their ability to pay rent by providing recent pay stubs, employment letters, or tax returns if self-employed.

4. Income Requirements:

- It's common for landlords to require that an applicant's gross monthly income meets or exceeds **three times the monthly rent**. This ratio helps ensure tenants can comfortably afford rent payments.

5. Credit and Background Checks:

- **Credit History:** Landlords may evaluate an applicant's credit history to assess financial responsibility. Factors such as outstanding debts, delinquencies, or prior landlord debts can influence the decision. Our minimum score requirement is 580.



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- **Criminal History:** A background check may be conducted to identify any criminal **convictions**. Certain offenses, especially recent or severe ones (i.e. Sex Offender, Violent Offender, Drug Offender (Manufacturing/Trafficking), may impact eligibility.

6. Non-Discrimination Policies:

- Landlords must adhere to the Fair Housing Act, prohibiting discrimination based on race, color, religion, sex, handicap, familial status, national origin, or sexual orientation. Additionally, Florida law protects service members from discrimination during the rental application process.



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