

# Wakulla Realty DBA Wakulla Property Management

10 Cedar Avenue, Crawfordville FL 32327

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## Application Procedures for Potential Tenant

### Lead Base Paint:

A Rental Property built prior to 1978 may have Lead Base Paint. You may review the Federal Government's Information on Lead Base Paint at:

[http://www2.epa.gov/sites/production/files/2013-09/documents/lead\\_in\\_your\\_home\\_brochure\\_land\\_color\\_508.pdf](http://www2.epa.gov/sites/production/files/2013-09/documents/lead_in_your_home_brochure_land_color_508.pdf)

or a Hard Copy will be Provided Upon Request

Megan's Law: <https://offender.fdle.state.fl.us/>

Once you have identified a property you would like to rent from Wakulla Property Management the following will occur:

- 1) Prospective Tenants will complete our Rental Application which you can access on our website, [www.wakullarealty.com](http://www.wakullarealty.com) or pick up in person at our office. There is a \$60 application fee per applicant (anyone over the age of 18). The application fee will not be refunded. This fee is solely to process your application. The fee does not guarantee approval or availability of a property. This application screens potential tenants based on their background, past/present rental history and past/present employment history. Verification of adequate income, favorable background and rental references are included in the requirements to be approved. Please direct any specific questions to the agent. In certain circumstances a co-signer or guarantor may be required for approval. We do not do a credit check. It normally takes up to 48 hours to process your application.
- 2) Once your application is approved, the payment of the binder deposit (equal to the security deposit) will hold the property for a period of up to 2 weeks or other date as agreed.
- 3) You must have utilities turned on prior to signing the lease and provide receipts to the leasing agent. If you wish to review the lease agreement, schedule an appointment to view the lease in our office or provide an email address to your property manager or leasing agent.
- 4) When you sign the lease you will pay 1<sup>st</sup> month's rent or prorated rent, \$35 leasing fee and any applicable non-refundable pet fees.
- 5) Rent is due on the 1<sup>st</sup> and is late after the 5<sup>th</sup>. There will be an additional rent payment due in the amount of \$75 if your payment is received after the 5<sup>th</sup> of the month.

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

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