



Rental Application Approval Criteria

The Continuum is a Provident community for University of Florida Graduate and Professional Students, Faculty and Staff. To qualify for residency, you must be a matriculated, full-time or part-time (or equivalent) student enrolled in a graduate or professional school or a faculty or staff member at the University of Florida.

Equal Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Application for Residency: An application for residency must be completed and maintained for each person 18 years or older that will be residing in the apartment. The application fee must be paid in order to process the applicant and/or guarantor. This fee is non-refundable and non-transferable.

Qualifying Criteria:

Credit History: An unsatisfactory credit report can disqualify an applicant from renting at this community. An unsatisfactory credit report may reflect current or past bad debts, late payments or unpaid bills, liens, judgments, or bankruptcies. Persons with no credit history may qualify with an additional deposit.

Income: Applicants must have a verifiable income source. Individual gross income must be three (3) times the amount of rent. Income verification may include the most recent tax return or most recent two (2) pay stubs or any documents determined by Management as valid.

Lease Guarantors: In select cases, a Guarantor may be required.

Notification of Approval or Denial: Applicants will be notified in writing of their approval status. If an applicant is denied, the applicant will be given an adverse action letter with information on contacting the screening agency. Management cannot be held responsible for inaccuracies retrieved by the screening agency and is not allowed to provide details to the applicant regarding said information.

Fees and Charges: Applicant agrees to pay an application fee in the amount of \$40.00 due at the time of application and a \$200.00 administrative fee, which is assessed per lease and will be due no later than the start date of the lease. Other fees may apply if Applicant has a pet or opts to sign a short-term contract, which is defined as 9 months or shorter. Short term leases will incur an additional premium per month. Our pet policy is outlined in the lease. Applicant further understands that rent is payable in installments and therefore will not be prorated.

Applicant Printed Name

Applicant Signature

Date