

## **Nelson's Outdoor Resort Resident Screening Process**

Welcome to the **Nelson's Outdoor Resort**. Thank you for your interest in making your home in our community. Please read the following to be advised of our application process and decision criteria for prospective residents. The Application Fee is \$30.00 (Cash or Money order only – NO CHECKS). All adults in household must complete an application. All adults in household must provide Driver's Licenses, Social Security Cards, and Proof of Income. ***Nationwide Tenant Screening*** Search will be conducted on all adults

YOUR COMPLETED APPLICATION WILL TAKE APPROXIMATELY 24 HOURS TO PROCESS.

Potential residents can be denied residency in the community for:

1. Falsification of information on the application
2. Refusal to provide requested information
3. Conviction of a felony, and/or violation of the laws or ordinances of any county, state or country; residency will be denied with conviction or arrest with felony charges within the past three (3) years; residency will be denied for persons convicted as a sexual predator and/or sexual offender or any other conviction or arrest of a sexual;
4. Unfavorable credit information; we cannot disclose any information from an applicant's credit report; if your application is denied based upon credit, we will provide a written notice stating the reason for denial, and the telephone number of the credit bureau used;
5. Unfavorable report of present or previous landlord, which would include but not be limited to our inability to contact a list prior landlord, reports of slow or failure to pay rent, prior eviction or eviction notice, and/or reports of a tenants disruptive, threatening, or destructive behaviors;
6. Unfavorable report of employer
7. Refusal to sign community lease
8. Refusal to pay security deposit or other financial obligation disclosed pursuant to section 723.035 (2), Florida Statutes, and uniformly charged by the community to incoming tenants
9. Refusal to read, and accept the Park Rules, and Regulations
10. Failure to qualify as a single family or having too many persons or a pet that does not qualify