

Rosewood Pointe Garden "A" Association, Inc.
Application for Approval To Purchase or Lease a Unit

c/o Vesta Property Services
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
Phone: 239-947-4552 Fax: 239-495-1518

Application for Purchase _____ or Lease _____ Today's Date _____

Purchase Date _____ Term of Lease _____ to _____

Unit Owner Name _____

Unit Address _____

APPLICANT IS AN ACTIVE MEMBER OF THE UNITED STATES ARMED FORCES? ____ YES ____ NO

Name of Buyer(s) or Lessee(s) _____

Current Address _____

City _____ State _____ Zip _____

Own: () Rent: () How Long: _____

Phone Numbers: _____

Social Security Number _____

Applicant

Co-Applicant

Driver License Number _____

Applicant

Co-Applicant

Date of Birth: _____

Applicant

Co-Applicant

Number of Persons to be in Residence _____

Names of Persons to be in Residence _____

Type of Pet: _____ Weight of Pet _____ (in pounds)

Renters cannot have pets (Please refer to the condo documents regarding restrictions and/or rules regarding pets)

Current Landlord or Mortgage Holder Name and Phone Number _____

Applicant Current Occupation _____ Phone: _____

Co-Applicant Current Occup. _____ Phone: _____

Vehicle Make/Model: _____ YR _____ Color _____ Lic # _____

Vehicle Make/Model: _____ YR _____ Color _____ Lic # _____

Have you ever filed bankruptcy? _____ What year? _____

Have you ever been convicted of a felony? _____ What for? _____

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Have you ever been convicted for being under the influence or dealing in drugs, including alcohol?
_____ Year _____

Please provide two personal or business references:

Name #1: _____

Phone: _____ Relationship: _____

Name #2: _____

Phone: _____ Relationship: _____

A copy of the purchase contract or lease agreement, and a check or money order in the amount of \$100.00 payable to Rosewood Pointe Garden A Association, Inc. MUST be attached to this application and sent to the Association C/O Vesta Property Services, 27180 Bay Landing Drive, Suite 4, Bonita Springs, FL 34135. Approval will not be granted if application is incomplete.

The information described above must be submitted at least twenty (20) days prior to the intended closing date or starting lease date.

I/We declare the foregoing information to be true and correct. I/We understand the application fee is non-refundable. I/We am/are aware of and agree to abide by the Declaration of Condominium, Articles of Incorporation, and Regulations of the Association and acknowledge that the Association may terminate a lease upon default by the Tenant in observing any of the provisions in the documents. I/We acknowledge receipt of a copy of the Rules and Regulations. I/We understand the necessary confidential information will remain confidential by the Association's Officers and/or the Association's Designee.

AUTHORIZATION: I/We hereby authorize Vesta Property Services and/or Rosewood Pointe Garden "A" Association, Inc. to verify all information contained on the application and conduct a full background check, including but not limited to credit, employment, income, eviction and criminal, and authorize that they contact any persons or companies listed on the application.

Date _____ Applicant Signature _____

Co-applicant Signature _____

Applicant do not write below this line

=====

Application Approved By: _____ Date _____

Application Disapproved By: _____ Date _____

Application completed: Yes () No () Application Fees Submitted: Yes () No: () Check# _____

Copy of Sales contract or Lease Attached: Yes () No ()

Information verification completed by: _____

Reason for action taken: _____

ROSEWOOD GARDEN A RIDER (Explanation of Rider to be attached to Lease)

It is the responsibility of all owners to obey the association's rules and regulations at all times to see that their families, guests, and lessees do as well. The rules are provided to all homeowners, and extra copies may be obtained by calling Vesta Property Services at 239-947-4552.

To ensure that all rules and regulations are observed by everyone, the board of directors has unanimously voted to require that anyone who leases a condominium unit yearly is to pay a deposit of \$1,000.00 to be held in escrow by Vesta Property Services. The deposit will be returned to that tenant at the conclusion of the lease, less any charges or fines levied by the association. If a tenant is found violating association rules, the tenant may have to forfeit his deposit, vacate the property, and the owner may be fined. Eviction costs will be the responsibility of the unit owner. If an owner is found circumventing the application process, the fine will be \$100.00 per day until violation is corrected, up to a maximum of \$1,000.00.

All lease contracts must be submitted to Vesta Property Services, attached to the application, along with the \$100 application fee and the \$1,000 deposit. Background checks are performed. Yearly leases must be renewed each year, and a new background check will be performed at a reduced cost of \$25.00.

The rules and regulations and the use restrictions of master covenants (section 12) state that owners may lease their unit on an annual basis or rent it up to a maximum of 4 times per year with a 30 day minimum and 120 day maximum (section 13.2). Any owner found violating these rules will be fined, as stated above, up to \$1,000.00.

A watch committee made up of local full-time residents will identify units where policies are not being followed and rules are being violated. Owners cited for violations will have the right to appear before the association's Fining Committee to state their case, after which time the committee shall come to a final decision that shall be binding on all parties.

THE RIDER THAT ACCOMPANIES THIS LETTER MUST BE SIGNED BY THE OWNER AND THE RENTER, AND THE RIDER BECOMES PART OF THE LEASE. NO APPLICATION WILL BE APPROVED UNLESS THIS RIDER IS SIGNED BY BOTH PARTIES.

If you have any questions or comments, please contact Vesta Property Services at (239) 947-4552.

Thank you,

The Board of Directors Rosewood Garden "A" Homeowner's Association.

ROSEWOOD GARDEN A RIDER

(To be attached to Lease)

All tenants and owners must observe all the Rules and Regulations of the Association, with **special attention to the following:**

1. No speeding or reckless driving in the community. Keep our streets safe for everyone.
2. No noisy or disruptive behavior. Be courteous to your neighbors.
3. Renters or lessees are not permitted to have pets.
4. Charcoal grills: A community charcoal grill is available between Bldgs. 2 and 3.
5. Pool and hot tub rules must be followed, especially:
 - a) NO GLASS CONTAINERS in the pool area.
 - b) Dispose of trash in the proper receptacles.
 - c) No horseplay, foul language or disrespectful activities. Be considerate of others.
 - d) When leaving the pool, roll down the umbrellas and return chairs to their original positions.
 - e) No babies in diapers are permitted in the pool.
 - f) The kitchen area is for the use of all, please clean up after yourself. Any food or drinks left in the refrigerator will be disposed of!
 - g) Any towels, pool floats, etc. left overnight will be disposed of.
6. Lanai's may not be used for storage.
7. No littering! **This includes cigarette butts.** Trash and recyclables should be discarded in **your association's designated trash containers.**
8. Park only in your designated spot. You are allowed one vehicle per licensed driver per unit, with a maximum of two vehicles. No parking of work or commercial vehicles on the premises overnight or on weekends.
9. No possession or discharging of fireworks on the property. No discharging of any weapons, including BB guns and air pistols.
10. Swimming in the lakes is prohibited, as is fishing. Boats, rafts or other watercraft are not allowed on the lakes.
11. Nothing may be affixed to the exterior of the building, including satellite dishes, cables or wall hangings.
12. By signing below, both Tenant(s) and Owner(s) verify:
 - a) That they are familiar with the Rules and Regulation of Rosewood Garden A.
 - b) That violating these rules may result in the loss of the tenant's deposit and/or eviction.
 - c) That disobeying these rules or circumventing the application process may result in fines levied against the owner of \$100.00 per day up to a maximum of \$1,000.00 until violation is corrected.

SIGNED:

Tenant(s) _____ Date: _____

Owner(s) _____ Date: _____



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239-947-4552, f 239-495-1518
info@vestapropertyservices.com

VestaPropertyServices.com/sw

**AUTHORIZATION FOR RELEASE OF INFORMATION FOR
TENANT SCREENING PURPOSES**

Background Screening Disclosure

I hereby authorize Vesta Property Services and its designated agents and representatives to conduct a comprehensive review of my background through a consumer report and/or an investigative consumer report to be generated for tenant screening purposes. I understand that the scope of the consumer report/investigative consumer report may include, but is not limited to the following areas: criminal history records (from local, state, federal, international and other law enforcement agencies records), sexual offender's lists, wants and warrants records, credit history, and civil/law suit cases. Upon request Vesta Property Services will supply a copy of the completed consumer report along with a copy of an individual's rights under the Fair Credit Reporting Act.

Authorization and Release

I _____, authorize the complete release of these records or data pertaining to me which an individual, company, firm, corporation, or public agency may have. I hereby release Vesta Property Services and its agents, officials, representatives, assigned agencies, including officers, employees, or related personnel both individually and collectively, from any and all liability for damages of whatever kind, which may at any time, result to me, my heirs, family or associates because of compliance with this authorization and request to relapse. I certify that all information provided below and on my application is correct to the best of my knowledge. Any false statements provided in this form and my application will be considered just cause for disqualification at any time. This authorization and consent shall be valid in original, fax, or copy form. The following information is required by law enforcement agencies and other entities for identification purposes when checking records. It is confidential and will not be used for any other purpose.

Applicant's Name (Print Legibly) Maiden/AKA/Previous Name (s)

Signature

_____/_____/20_____
Date

Social Security Number

_____/_____/_____
Date of Birth

Driver License Number State

Current Address

(_____) _____
Phone



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I _____, authorize the complete release of these records or data pertaining to me which an individual, company, firm, corporation, or public agency may have. I hereby release Vesta Property Services and its agents, officials, representatives, assigned agencies, including officers, employees, or related personnel both individually and collectively, from any and all liability for damages of whatever kind, which may at any time, result to me, my heirs, family or associates because of compliance with this authorization and request to relapse. I certify that all information provided below and on my application is correct to the best of my knowledge. Any false statements provided in this form and my application will be considered just cause for disqualification at any time. This authorization and consent shall be valid in original, fax, or copy form. The following information is required by law enforcement agencies and other entities for identification purposes when checking records. It is confidential and will not be used for any other purpose.

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Social Security Number

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Driver License Number State

Current Address

(_____) _____
Phone