

Rosewood Pointe Garden "B" Association, Inc.

Application for Approval To Lease a Unit

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

Today's Date _____ Term of Lease _____ to _____

Unit Owner Name _____

Unit Address _____

Name of Lessee(s):

Applicant _____

Co-Applicant _____

Current Address _____

City _____ State _____ Zip _____

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

Phone Numbers: _____ Cell: _____

E-mail addresses: _____

Social Security Number _____

Applicant

Co-Applicant

Date of Birth: _____

Applicant

Co-Applicant

Number of Persons to be in Residence _____

Names of Persons to be in Residence _____

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

****TENANTS ARE NOT PERMITTED TO HAVE PETS.** Please initial to acknowledge that you are aware of this restriction. _____. Application will NOT be considered for approval without this acknowledgment.**

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? _____

**Rosewood Pointe Garden "B" Association, Inc.
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Have you ever been convicted of a felony? _____ What for? _____

Have you ever been convicted for being under the influence of 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 lease agreement and a check or money order in the amount of \$100.00, plus \$30 for each additional occupant over 18 years of age (should there be more than one), payable to Rosewood Pointe Garden B 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. Fax: 239-495-1518. Leases of four (4) months or more require a \$500.00 refundable security deposit. Leases will not be approved until the deposit is received.

Note: Lease renewal applications require an application fee of \$50.00

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 lease date. In addition, you may be contacted by the Association for a pre-approval interview, which (at the discretion of the Board of Directors) may be mandatory prior to lease approval.

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 "B" 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 _____

(Print Name)

Co-applicant Signature _____

Rosewood Pointe Garden "B" Association, Inc.
Application for Approval To Lease a Unit
(Print Name)

Applicant(s) 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 Lease Attached: Yes () No ()

Reason for action taken: _____

ROSEWOOD POINTE GARDEN "B" CONDOMINIUM ASSOCIATION

Addendum to Lease Application for Owners

PLEASE READ THE FOLLOWING INFORMATION REGARDING THE LEASING OF UNITS ON OUR ASSOCIATION:

1. All leases require prior approval of the Association. A properly completed application and an application fee of \$100 must be provided to the Association at least 14 days prior to the beginning of the lease. Since the lease must be approved before the tenant can move in, you are urged to get the application to the Association no less than 2 weeks ahead of the lease's effective date. The Association will have any UNAPPROVED TENANT EVICTED.
2. A unit may not be leased more than 6 times in any calendar year, and the minimum lease term is 30 consecutive days, or one month.
3. A unit may not be leased to more than 6 people.
4. Copies of all leases, as well as renewals and riders, must be furnished to the Management Company.
5. Lease renewals require approval and must be submitted annually, but no application fee is required, if previously paid.
6. Owners are responsible for the actions of their tenants. Owners will be fined for tenants not following the Associations rules. Tenants can be evicted for failure to abide by the Association rules, and the eviction costs will be the responsibility of the owner.
7. Owners must be aware of the rules and regulations that their tenants must follow. See ADDENDUM TO LEASE APPLICATION FOR TENANTS.
8. If an owner is currently renting their unit without the knowledge and approval of the Association, said owner is subject to a fine of \$100 per day up to \$1000, beginning when the unit was first occupied by the unapproved tenant.

I have read and understand the above information regarding the leasing of units in our Association. I have also read and understand the rules and regulations for tenants.

Owner Signature(s): _____

Print Name(s): _____

Date Signed: _____

ROSEWOOD POINTE GARDEN "B" CONDOMINIUM ASS'N

Addendum To Lease Application For Tenants

RULES & REGULATIONS TO BE FOLLOWED BY ALL TENANTS:

1. Tenants CANNOT have pets of any kind.
2. Do not make any alterations of any kind to the unit. Do not attach anything to the outside of the building.
3. Do not disturb the peace and quiet of your neighbors. Be aware that noise travels from your lanai to other buildings
4. Do not store any items outside your front door, on porches, under stairways, or in carports.
5. Place all trash in the proper disposal bins. Observe the RECYCLE container rules. No plastic bags in the recycle bins. Flatten all boxes.
6. Occupancy of leased units is limited to SIX persons.
7. Signs are not permitted in windows or outside of the unit.
8. Tenants are limited to two automobiles. Park only in designated areas. One car is to be parked in the garage or carport, and the second car can be parked in a marked parking space. Work or commercial vehicles may not be parked on the premises. This includes vehicles with advertising.
9. Boats, trailers, campers, motor homes, and the like cannot be kept or stored on association property.
10. Garages cannot be used solely as storage units. Do not store anything on the lanais.
11. Grilling on gas or charcoal grills is not permitted on the lanai or common areas. You cannot have propane gas anywhere in the community, as this would be a fire code violation.
12. Observe all pool rules (which are posted), and practice safety at the pool area. Clean up after yourself and use appropriate trash containers. GLASS CONTAINERS/BOTTLES, ETC., ARE NOT PERMITTED IN THE POOL AREA. Children in diapers are not allowed in the pool.
13. The pool hours are DAWN to DUSK. This is a Lee County regulation for pools like ours.
14. Fireworks are not permitted anywhere in the community.
15. Littering is not permitted. This includes cigarette butts.
16. Do not speed on community streets. Be aware there are residents that use our streets for walking.
17. Tenants are subject to all rules and regulations set forth in the association's documents.

Any infraction of the above rules may result in eviction of the tenant.

I have read the above regulations and agree to abide by them.

Tenant(s) Signature(s): _____

Print Name(s): _____

Date Signed: _____



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Bonita Springs, FL 34135
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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Signature

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Date

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Date of Birth

Driver License Number State

Current Address

(_____) _____
Phone