

PROVINCE PARK CONDOMINIUM ASSOCIATION, INC. – RENTAL APPLICATION

c/o Schoo Association Management, LLC
9403-C Cypress Lake Drive
Fort Myers, FL 33919
Phone 239/362-3091* Fax 239/362-0894
www.provinceparkcondos.com

PLEASE READ THIS APPLICATION CAREFULLY AND FILL IN ALL BLANKS. FAILURE TO COMPLETE THIS APPLICATION CORRECTLY AND TO PROVIDE ALL REQUIRED SIGNATURES WILL RESULT IN DELAYING APPROVAL OF THIS APPLICATION.

- There is a **\$150.00** nonrefundable application fee for all rentals. (ALL OWNERS MUST HAVE ALREADY SUBMITTED A \$500 COMMON AREA DEPOSIT TO SCHOOS ASSOCIATION MANAGEMENT, LLC. IF THE LANDLORD DID NOT SUBMIT A DEPOSIT, THIS WILL RESULT IN DELAYS OR POSSIBLE NON-APPROVAL OF THE RENTAL.)

- Copy of lease agreement must be submitted with the completed application.

- A background check is required for each renter 18 or older. There is a nonrefundable **\$25.00** charge per person for a background check. **Please note charges for international background checks vary and will exceed the US domestic rate of \$25.00.**

- ALL renters must sign a rules compliance form signifying they have received a copy of the Association's Rules and Regulations.

Checks are payable to Province Park Condominium Association. Copy of lease agreement is required.

Application must be turned in at least **30** days prior to start of lease period.

A copy of a current and valid Driver's License is required for anyone 18 or older. **MONTH-TO-MONTH LEASES ARE PROHIBITED BY THE PROVINCE PARK CONDOMINIUM ASSOCIATION FOR EITHER NEW LEASES OR WHEN THE ORIGINAL LEASE EXPIRES. VIOLATORS WILL BE SUBJECT TO FINES OR EVICTION AND RENTER(S) AMENTITIES WILL BE DISABLED IMMEDIATELY.**



Owner(s) Initial Here _____ Renter(s) Initial Here _____

Application date: _____ Lease date - from _____ to _____

Unit Owner's Name and Address:

Province Park Address: _____

Telephone Number: _____

Email: _____

Rental Agent's Contact Information:

Name: _____ Telephone Number: _____

Agency: _____ Email: _____

Applicant's Name and Contact Information:

Name _____ Telephone Number _____

Spouse's Name _____ Email: _____

Current Address: _____

Email Address:(REQUIRED –Only To Be Used for Notices & Emergencies) _____

Current Landlord's Name/ Phone Number: _____

Additional Renters other than applicant:

Name _____ Age _____

Name _____ Age _____

HAS THE RENTAL APPLICANT OR ANY OF THE ADDITIONAL RENTERS EVER BEEN EVICTED? YES ___ NO ___

Presently Employed By: _____

Personal References

1. _____ Phone number _____

2. _____ Phone number _____

ALL RENTERS MUST REGISTER THEIR VEHICLES (If you need additional room, please write on the back of this form)

Type of vehicle _____ License Number _____

IN CASE OF EMERGENCY, CONTACT (NAME/PHONE): _____

Pets: A NONREFUNDABLE CHARGE OF \$100.00 PER DOG IS REQUIRED AND THERE IS A LIMIT OF 2 DOGS PER HOUSEHOLD THE ASSOCIATION PROHIBITS AGGRESSIVE DOG BREEDS OR DOGS WEIGHING OVER 25 LBS. (WHICH INCLUDES ANTICIPATED FUTURE GROWTH).

****THE PROVINCE PARK CONDOMINIUM ASSOCIATION REQUIRES ALL DOG OWNERS TO SUBMIT PROOF THEIR DOGS(S) HAVE ALL REQUIRED VACCINATIONS, ALONG WITH A PICTURE OF THE DOG(S), AND ALSO A PICTURE OF THE DOG(S) TAG(S). DOCUMENTATION MUST BE ATTACHED TO THE SALES AND RENTAL APPLICATION.****

Pet _____ Type _____ Weight _____
Pet _____ Type _____ Weight _____

ALL RENTAL APPLICANTS MUST REVIEW AND SIGN EACH ITEM ON THIS PAGE AND PAGE 3

Renters who wish to add additional persons to their unit must receive **PRIOR approval** from the Association before adding new residents to the lease or allowing them to stay in the unit. This will require the new renters complete an application and a background check and the owner will be required to submit an amended lease reflecting the additional renters have been added to the lease. The application for additional renters is subject to review and approval by the Board. If unauthorized residents are found staying in the unit with renter both the existing renters and the unauthorized renters will be required to vacate the unit immediately and the owner may be subject to fines. Furthermore, failure to abide by the Rules and Regulations can also result in eviction for renters after 3 violations. I/we understand **failure to do so will result in eviction.**

SIGNATURE _____ AND _____

It is mutually agreed and understood that in the event the Association has cause to send three (3) violation letters to the landlord or tenant, or both, during the term of any lease, the landlord will comply with the Association’s request to evict any tenant as quickly as possible and reasonable that cannot follow the Association’s Rules & Regulations and Use Restrictions.

SIGNATURE _____ AND _____

*IF THE LEASE PERIOD IS RENEWED, the owner or renter **MUST** send a copy of the lease renewal to the Schoo Association Management, LLC office **AND** a copy must also be taken to the Province Park Master Association office at the clubhouse (please call the clubhouse at 239-931-0172 to find out what hours they are available) 30 days prior to the expiration date of the current lease **FAILURE TO PROVIDE THE DOCUMENTATION PRIOR TO THE LEASE EXPIRATION DATE WILL RESULT IN REMOVAL OF THE RENTER’S GATE ACCESS FROM THE PROVINCE PARK GATE ENTRY SYSTEM AT MIDNIGHT ON THE DATE THE LEASE EXPIRES!** Additionally, owners must notify the Association in the event of early lease terminations, owners failing to notify the Association in a timely manner regarding lease renewals or early lease terminations will be subject to fines.*

SIGNATURE _____ AND _____

****GUEST POLICY:** Guests of renters are expected to follow all Province Park Condominium and Province Park Rules and Regulations. Guests of renters whose stay will exceed 3 days must be registered with the clubhouse. Any guest of a renter staying over 14 days must be added to the lease, complete a rental application, have a background check completed through Schoo Association Management, LLC and sign the rules compliance form.

SIGNATURE _____ AND _____

****SATELLITE DISHES:** Completion of an ARC Request for Modification (ARC) form **and** Board Approval is required prior to the installation of any satellite dish. Additionally, there will be a \$100.00 refundable deposit required for any owner or renter who wishes to install a satellite dish. Refund of the satellite dish deposit is subject to the removal of the dish prior to the owner or renter vacating the Unit. All satellite dishes that are installed without prior approval from the ARC Committee will be subject to removal by the Province Park Condominium Association at the owner's expense.** To make arrangements, contact Pat Schoo at Schoo Association Management, LLC at 239-362-3091.

My signature below indicates I have been advised of this policy and indicates my acknowledgement that I will be considered in noncompliance of Associations rules if I fail to adhere to instructions concerning satellite dishes.

SIGNATURE _____ AND _____

****PROHIBITED VEHICLES:** No recreational vehicle, motor home, bus or commercial vehicle of any kind shall be permitted to be parked on Condominium Property between the hours of 10:00 p.m. and 6:00 a.m. the following morning. No boats, boat trailers, or trailers of any kind, or campers, or mobile homes shall be permitted to park on the Condominium Property. My signature below indicates I have been advised of this policy and indicates my acknowledgement that I will be considered in noncompliance of Associations rules if I fail to adhere to instructions concerning prohibited vehicles.

SIGNATURE _____ AND _____

****PODS:** Storage PODS are only permitted in the Province Park community for a maximum period of 72 hours. There is a limit of 2 PODS and a \$300 cash only deposit is required PER POD (i.e., \$300 for 1 POD; and \$600 for 2 PODS). Refund of the deposit is subject to removal of the POD unit within the 72 hour period; otherwise, the deposit will be forfeited. PODS must be placed either in a visitor parking space at the garden homes area of the Province Park Condominium community or in front of the garage door in the coach area of the community. To make arrangements, contact Pat Schoo at Schoo Association Management, LLC at 239-362-3091

My signature below indicates I have been advised of this policy and indicates my acknowledgement that I will be considered in noncompliance of Associations rules if I fail to adhere to instructions concerning Storage PODS.

SIGNATURE _____ AND _____

INSURANCE DISCLAIMER

If a Tenant of a Unit/Home elects not to purchase and maintain renters insurance, then said Tenant is deemed to acknowledge and agree that he or she bears the financial responsibility for all damage his or her personal property, regardless of the cause of the damage or loss.

Acknowledgment of Tenant(s):

Print Name: _____ Signature: _____

Print Name: _____ Signature: _____

Print Name: _____ Signature: _____

Address of Unit/Home: _____

Date: _____

We have received and read a copy of the Declaration of Condominium for Province Park Condominium Association, Inc. We agree to abide by all of its provisions and those of recorded documents and by all Rules and Regulations made pursuant thereto.

SIGNATURE _____ AND _____

NOTE: Signature(s) authorizes the Association to secure credit and other information.

I hereby certify that on the _____ day of _____, 2_____, personally appeared before me, _____, known to me to be the individual described in and who executed the same freely and voluntarily for the purpose therein expressed.

Commission Expires _____ Notary Public _____

State of _____

LEASE RENEWALS REQUIREMENTS

All lease renewals for the Province Park Condominium Association must be submitted 30 days PRIOR to the lease expiration date to the Schoo Association Management, LLC office.

Failure to do so will result in automatic denial of the lease renewal by the Province Park Board of Directors and the renter(s) will be required to vacate the unit 30 days after the lease expires.

If the renter(s) does not vacate the unit 30 days after the lease expires for failure to provide the lease 30 days prior to the lease expiration date, the matter will be forwarded to the Rules Enforcement Committee immediately and the owner(s) will possibly be required to pay a fine.

In addition to the requirement to submit leases 30 days prior to the lease expiration date, every renewal lease must be approved by the Province Park Condominium Association Board of Directors.

All Unit Owner(s), Renter(s) and Rental Agent(s) (if applicable) **must** sign and date below to acknowledge compliance to all rules contained in this form. No excuses will be accepted by the Province Park Condominium Board for not being in compliance.

Print Name/Signature
Renter
Date: _____

Print Name/Signature
Renter
Date: _____

Print Name/Signature
Renter
Date: _____

Print Name/Signature
Owner
Date: _____

Print Name/Signature
Rental Agent (If applicable)
Date: _____