

**AT TARPON BAY
CONDOMINIUM ASSOCIATION, INC.**

RENTAL/ LEASE APPLICATION

The undersigned hereby makes an application to rent the following property:

Address: _____

Unit Owner's Name: _____

Lease Start Date: _____ Lease End Date: _____

APPLICANT INFORMATION

Full Legal Name: _____

Date of Birth: _____ Social Security #: _____

Driver's License Number: _____ State: _____

Email Address: _____

Phone: _____

CO-APPLICANT INFORMATION (IF APPLICABLE)

Full Legal Name: _____

Date of Birth: _____ Social Security #: _____

Driver's License Number: _____ State: _____

Email Address: _____

Phone: _____

NAMES & BIRTHDATES OF DEPENDENTS (IF ANY):

NOTE: ALL PROPOSED OCCUPANTS WITH RELEVANT INFORMATION MUST BE LISTED—USE ADDITIONAL SHEETS IF NECESSARY.

RESIDENTIAL HISTORY

Current Address: _____

Apt #: _____ City: _____ State: _____ Zip: _____

Move-in Date: _____ Reason for Leaving: _____

Rent Amount: \$ _____

Owner/Agent Name: _____

Phone: _____

PREVIOUS ADDRESS (LAST 3 YEARS)

1) _____

Owner/Agent Name: _____

Rent Amount: \$ _____ **Phone:** _____

2) _____

Owner/Agent Name: _____

Rent Amount: \$ _____ **Phone:** _____

3) _____

Owner/Agent Name: _____

Rent Amount: \$ _____ **Phone:** _____

CREDIT & CRIMINAL HISTORY

Have you:

- Declared bankruptcy in the past 7 years? **Yes / No**
- Been evicted from a rental residence? **Yes / No**
- Had two or more late rental payments in the past year? **Yes / No**
- Willfully refused to pay rent when due? **Yes / No**

Criminal History:

Have any occupants been convicted of a felony? **Yes / No**

If yes, list details:

EMPLOYMENT INFORMATION

Employment Status: Full-Time / Part-Time / Student / Unemployed

Employer Name: _____

Position: _____ **Supervisor Name:** _____

Phone: _____ **Salary:** \$ _____ per _____

Previous Employer (if less than 12 months at current job):

Name & Phone: _____

Additional Income Source (optional):

Amount: \$ _____ **Source/Contact:** _____

EMERGENCY CONTACT

Name: _____ **Relationship:** _____

Phone: _____ **Email:** _____

VEHICLE INFORMATION

Vehicle 1: Make/Model: _____ Year: _____ License Plate #: _____

Vehicle 2: Make/Model: _____ Year: _____ License Plate #: _____

NOTE: TENANTS AND/OR GUESTS ARE NOT PERMITTED TO HAVE PETS

- The above-listed applicants declare that all statements made in this application are true and complete. The applicant hereby authorizes _____ at Tarpon Bay Condominium Association, Inc. to verify all information provided in this application and obtain criminal background reports on the above-listed applicants and all proposed adult occupants. If the applicant or the applicant's spouse provides any false information, the landlord and/or the condominium association is entitled to reject the application and retain all application fees as liquidated damages for the landlord's and/or condominium association's time and expenses in processing this application. The applicant shall pay a nonrefundable application fee in the amount of _____, payable to _____ at Tarpon Bay Condominium Association, Inc., 2050 Castaways Court, Naples, FL 34119.
- I/We warrant that all statements set forth above are true; however, should any statement be a misrepresentation or not a true statement of fact, the lease may be considered null and void, and the owner and/or the association may require the tenant to vacate the premises.
- If the application is not approved or accepted by the condominium association, the applicant hereby waives any claim for damages due to non-acceptance by the association. I/We recognize that, as part of the application processing procedure, an investigative consumer report and criminal background check may be conducted, which may include personal interviews with individuals with whom I/We are acquainted. This inquiry may include information regarding my/our character, general reputation, personal characteristics, and mode of living.
- The above information, to the best of my/our knowledge, is true and correct.

Please sign:

Applicant Signature

Date

Applicant Print Name

Co-Applicant Signature

Date

Co-Applicant Print Name

AUTHORIZATION - RELEASE OF INFORMATION

I/WE authorize an investigation of my/our tenant history, criminal background, and employment for the purposes of leasing a condominium from this owner/manager.

Applicant Signature

Date

Applicant Print Name

Co-Applicant Signature

Date

Co-Applicant Print Name

CONDOMINIUM ASSOCIATION LEASE APPLICATION PROCESS

The Condominium Association is responsible for reviewing applications to lease units in accordance with its governing documents. Article 13.2.4 outlines the conditions under which an application to lease may be disapproved. These include, but are not limited to, the following reasons:

1. The unit owner has a history of leasing the unit without obtaining prior approval, leasing to problematic tenants, or failing to take responsibility for or manage the occupancy of the unit.
2. The real estate company or rental agent handling the lease transaction has a history of inadequate screening of lessee applicants, recommending undesirable tenants, or entering into leases without prior Association approval.
3. The application, upon review, suggests that the applicant intends to act in a manner inconsistent with the condominium's covenants, restrictions, or the Tarpon Bay Community guidelines.
4. The proposed lessee has been convicted of a felony involving violence against persons or property, a felony related to the sale or possession of controlled substances, or a felony demonstrating dishonesty or moral turpitude.
5. The prospective lessee has a history of behavior that demonstrates disregard for the rights or property of others.
6. The prospective lessee shows a strong likelihood of financial irresponsibility.
7. The prospective lessee, during prior occupancy either in this condominium or elsewhere, has shown disregard for the Association's rules.

Application Submission Requirements: To ensure timely processing, the completed application must be submitted to the Association's office at the address provided. Submissions must include:

- A copy of applicant(s)' valid driver's license
- A copy of the proposed lease
- A signed and initialed copy of the Association's rules and regulations
- A non-refundable application fee of \$150.00 made payable to _____ at Tarpon Bay Condominium Association, Inc.

All materials must be submitted at least fifteen (15) days prior to the proposed occupancy date as per the lease agreement.

Additional Notes:

- **Background checks:** Valid for 3 years.
- **International background checks:** For cost inquiries, please contact the office at tarponbaymgr@gmail.com or call (239) 596-2375.