Southshore at Fountain Lakes Neighborhood Association

LEASE APPLICATION

Please submit application at least 30 days prior to lease start date.
Leases must be a minimum of 30 days. No units may be rented more than 4 times a year.

ATTACH THE FOLLOWING:

- **Copy of Lease Contract**
- **$150 non-refundable Application Fee - (Payable to Pegasus Property Management)** Each tenant over the age of 18 will receive an email to complete the background check. Make sure the email address below is legible.
- **$50 non-refundable Background Check Fee for each applicant and all occupants over 18**
- **Checks to be made payable to Pegasus Property Management (additional background fees may apply to non-US citizens)**

- **Pets: There is a three (3) pet limit per household; No Pitbulls or exotic animals permitted.** I

(We) hereby apply for approval to lease:

Names: _____

Rental Unit Address: _____

Lease Term Start Date: _____ End Date: _____

Realtor: _____ Phone: _____

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1.   Full name of Applicant: _____D.O.B._____

2.   Full name of Co-Applicant: _____ D.O.B._____

3.   Home Address: _____

4.   Email Address: _____

5.   Telephone: Home: _____ Mobile: _____ Work: _____

6.   Applicant Employer: _____

     Position Occupied: _____

7.   Co-Applicant Employer: _____

     Position Occupied: _____

8.   The unit owner's documents of Southshore at Fountain Lakes Neighborhood Association provide an obligation of unit owners that all units are for single family residence only. Please state the name, relationship and age of all **other persons** who will be occupying the unit regularly.

Name   Relationship   Age

_____   _____   _____

_____   _____   _____

_____   _____   _____

9.   Person to be notified in case of emergency: _____

Address: _____Phone: _____

10.   Reference 1: _____
      Reference 2: _____

11.   Make of automobile(s) / year / license number: _____
      Make of automobile(s) / year / license number: _____

12.   Name of Current Unit Owner: _____

13.   I/We are aware of and agree to abide by the Community Association Documents and Rules & Regulations. I/We acknowledge receipt of a copy of the Association rules. (Property owner should provide tenant with the Community Association Documents). Property Management does not provide Association Documents.

14.   I/we understand and agree that the Association, in the event it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, in accordance with the Documents and the Rules and Regulations of the Association.

15.   I/we understand that pursuant to Florida Statute 718.166(11), "if the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay the future monetary obligations related to the condominium unit to the association, and the tenant must make such payment. The demand is continuing in nature and, upon demand the tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. The association must mail written notice to the unit owner of the association's demand that the tenant makes payments to the association. The association shall, upon request, provide the tenant with written receipts for payments made. A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the unit owner."

Should the Southshore at Fountain Lakes Property Owner become delinquent in his/her association dues while his/her unit is leased, a receivership shall be appointed and will contact the tenant(s) for collection of rent that will then be applied to the monetary obligations related to the unit.

AUTHORIZATION: I/We hereby authorize Pegasus Property Management and/or Southshore at Fountain Lakes Neighborhood Association POA to verify all information contained in the application and to conduct a full background, including but not limited to employment, income, eviction and criminal and to authorize that they may contact any persons or companies listed in the application.

_____ _____
Applicant   Date

_____ _____
Co-Applicant   Date

☐ Applicant Approved   ☐ Applicant Disapproved

_____   _____
          Board Member / Property Manager   Date