

Fountain Lakes Community Association, Inc.

Lease Application

\$100 Application fee, payable Pegasus Property Management, must be submitted with application to:
Pegasus Property Management, 8840 Terrene Court, Suite 102, Bonita Springs, FL 34135
Phone 239-454-8568 /Fax 239-454-5191

Date	Address to Lease
Date of Lease: From:	to
Full Name of applicant(s)	
Present Address	
Telephone: Home:	Employer:

The Documents of the Association provide that all units are for single-family residence only. Please state the name(s) and relationship of all person who will occupy the unit on a regular basis.

Make & Model of car(s)	Year	License Plate #

Name of Unit Owner: _____ Phone _____

Rental Agent, if applicable _____ Phone _____

As the renter, I have received a copy and agree to abide by the Documents and Rules and Regulations of the Association. Furthermore, I understand that I am fully responsible for the conduct of my family and guests.

I understand that the owner is fully responsible for the conduct of its renter, but the Association, in the absence of the owner 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 renters and their guests, by the provision of the documents and rules and regulations of the Association. Renter or owner will pay any and all damage to common area by renter, family or guests. The owner has the responsibility to furnish the renter with all keys to the unit, keys to the common areas. All items will be returned to the owner upon termination of the lease.

According to the Declaration, an owner intending to make a lease of his Unit must give the Board of Directors or its designee written notice of such intention and a copy of the proposed lease at least thirty (30) days prior to the proposed transaction, together with the name and address of the proposed lessee and such other information as the Board may reasonably require. The Board or its designee may require the personal appearance for any lessee and his spouse, if any, as a condition of approval.

Also, after the required notice and all information or appearances requested have been proved, the Board or its designee shall approve or disapprove the proposed lease within fifteen (15) days. If the Board or its designee neither approve or disapproves within the time stated above, such failure to act shall be deemed the equivalent of approval. Also, approval of the Association shall be withheld if a majority of the whole Board so votes and is such case the lease shall not be made. The Board may not approve a lease when the payment of the assessment for Unit is delinquent.

This copy of the Lease Application is the only one that will be accepted. A copy of the lease agreement must be attached. Approval must take place before occupancy.

Signature of Applicant(s) _____

Approved _____ Disapproved _____ and the reason is _____

For the Board of Directors _____ Title _____ Date _____