

Las Vistas in Inverrary Condominium Association, Inc.

APPLICATION FOR LEASING A UNIT

Building and Unit to be Leased: BLDG: _____ UNIT: _____

IMPORTANT INSTRUCTIONS AND REQUIREMENTS:

*This Application must be submitted no later than thirty (30) days prior to the regular meeting of the Board of Directors, which is held on the third (3rd) Monday of each month, and requires the approval of the Las Vistas in Inverrary Condominium Association, Inc. before the leasing can be finalized.

NO OCCUPANCY CAN TAKE PLACE PRIOR TO THE APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION.

INSTRUCTIONS:

1. All items on this Application must be completed by the proposed lessee. Any unanswered question or incomplete answer may cause this Application to be returned without being processed or approved. (The use of "N/A" or an item left blank will not be accepted.)
2. An exact copy (without alterations or changes) of the lease must be attached to this Application.
3. A non-refundable processing fee of one hundred fifty U.S. dollars (\$150.00) must accompany this Application. The check must be made to the Las Vistas In Inverrary Condominium Association Inc. The amount applies to all leases without regard to length of the lease.
4. All applicants requesting a lease of six (6) months or more must make themselves available for a personal interview prior to approval of this Application.
5. The Las Vistas in Inverrary Condominium Association, Inc. is an adult community where at least one (1) occupant who is the lessee must be fifty five (55) years of age or older. Any other lessee may also occupy the apartment provided that he/she is at least fifty (50) years of age or older. All other occupants must satisfy the rules concerning children, guests or visitors in accordance to the By-Laws, Rules & Regulations, etc. of the Association.
6. All multi-year leases are subject to annual approval by the Board of Directors.
7. In making the foregoing application, I (we) represent to the Board of Directors that the purpose for purchasing this apartment is for the use of a single family.

MANDATORY REQUIREMENTS: The following documents must accompany this Application:

Office use only.
Check if supplied.

- | | |
|--|--|
| a) Picture identification for each lessee and/or occupant, showing D.O.B. | |
| b) Photo of all vehicles that may be parked on the property of the Las Vistas in Inverrary Condominium Association, Inc. | |
| c) \$150.00 Application processing fee. | |
| d) Copy of a Lease Agreement | |

CAVEATS:

- 8. The potential lessee has the responsibility of obtaining, from the unit owner, an up-to-date copy of the Declaration of Condominium for the unit concerned, the Articles of Incorporation, the By-laws and the document entitled Rules and Regulations. In addition, the owner must provide all the keys required for the unit itself, the storage room, the mailbox, the community (card) rooms, the Clubhouse and Pool Cabanas, and the pedestrian gates of the perimeter fence of the property. The cost for obtaining duplicates of any of these keys from the Association shall be borne by the new lessee according to the costs set in the Rules and Regulations of the Association.
- 9. The Association’s insurance policy does not cover a unit owner’s or lessee’s personal belongings or furniture. Generally, hazard policies taken out by an association will not cover furniture; floor, wall and ceiling coverings; electrical fixtures; appliances; air conditioning or heating equipment; water heaters; water filters; built-in-cabinets and countertops; window treatments, including curtains, drapes, blinds and hardware.

Because of the above, all lessees are encouraged to buy an insurance policy that covers apartment contents and provides liability coverage.

BEFORE MOVING IN:

- 10. If an elevator is to be used when moving the contents of an apartment (furniture; appliances, crates or other bulky items), in or out of the unit, the lessee must inform the Association of the scheduled move date at least forty-eight (48) hours in advance, and request that protective pads be installed in the elevator.

The lessee will then have to submit a \$200.00 check to be used as a security deposit against any damage that may have been caused to the common elements during the move. If there is damage in an amount that exceeds the \$200.00, the lessee will be held liable and charged for the repairs. The \$200.00 check shall be returned to the lessee once the move is over if no damage is done.

I have read and fully understand the above instructions and requirements:

Tenant # 1: Sign: _____

Tenant # 2: Sign: _____

DATE: Month ____ Day ____ Year _____

*As of July 1, 2016, Rental Applications for service members will be processed within 7 days of submission.

LAS VISTAS IN INVERRARY CONDOMINIUM ASSOCIATION, INC.

APPLICATION FOR THE LEASING OF A UNIT

If the lease includes more than one person, a second Application is required.

Please Print all Information Legibly

LESSEE:

Please check one: Mr. ____ Mrs. _____ Ms. _____

FIRST NAME: _____ FAMILY NAME: _____

D.O.B. Month ____ Day ____ Year: _____

If married, indicate spouse's name: _____

Current Address with Zip Code _____

_____ Zip: _____

Telephone: (_____) _____ - _____ Cell: (_____) _____

Email Address: _____

CHILDREN:

NAME	AGE	ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____

GRAND CHILDREN:

NAME	AGE	ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____

OTHER OCCUPANTS: If other people will occupy the unit, please indicate: Yes ____ No ____

NAME

AGE

RELATIONSHIP

_____	_____	_____
_____	_____	_____
_____	_____	_____

PERSONAL REFERENCES: These people must **not** be related to you.

NAME:

ADDRESS

PHONE

_____	_____	_____
_____	_____	_____

EMERGENCY CONTACT:

FIRST CONTACT:

NAME: _____ PHONE: _____

ADDRESS: _____ RELATIONSHIP: _____

E-MAIL ADDRESS

SECOND CONTACT:

NAME: _____ PHONE: _____

ADDRESS: _____ RELATIONSHIP: _____

E-MAIL ADDRESS

VEHICLE INFORMATION: Please note that Motorcycles; Scooters; Commercial Vehicles; Mobile Homes; Campers; Recreational Vehicles (RV); are not allowed to park in the Las Vistas in Inverrary Condominium Association, Inc property. All trucks are subject to specifications as described in our By-Laws, Sectios 12 and 13.

How many vehicles will you park on the property: _____

Vehicle # 1:

Make: _____ Model _____ Year _____ Color _____

Plate number: _____ State or Province _____

Vehicle # 2:

Make _____ Model _____ Year _____ Color _____
Plate Number _____ State or Province _____

- 11. I hereby agree on behalf of all persons who may reside in the unit noted in this Application to abide by all the covenants contained in the Governing Documents as well as the Rules and Regulations that exist and/or may be adopted by the Association.
- 12. I also hereby certify that all the information contained in this Application is true and correct.
- 13. I certify that I have been made aware of the contents of all the Association's Governing Documents as well as its Rules and Regulations.
- 14. I am fully aware that the decision made on this Application by the Board of Directors for the leasing of a unit in the Las Vistas of Inverrary Condominium Association, Inc. shall be final and binding and that the Association does not have to divulge the reason(s) that may have influenced the decision of the Board of Directors.
- 15. I have been made aware that moving furniture or appliances and/or deliveries of same are allowed Monday thru Saturday between 8:00 a.m. and 5:30 p.m. with the exception of Sundays and Holidays.
- 16. I recognize that the installation or use of a washer and/or dryer inside the apartment is prohibited unless such equipment was already installed prior to rental via this application.

AUTHORIZATION: To any party who may be contacted by the Las Vistas In Inverrary Condominium Association, Inc., its representative or attorneys:

I hereby waive any privileges that I may have with respect to any and all information contained in this Application to Lease a Unit in the Las Vistas in Inverrary Condominium Association, Inc.

I acknowledge that I have been given the opportunity to read thoroughly the terms and conditions of this Application, that I understand them and undertake to respect them as well as all the covenants contained in the Association's Governing Documents and Rules & Regulations.

AS WITNESS THEREOF, I have signed on this M _____ D _____ Y _____

APPLICANT'S SIGNATURE

PRINT NAME

SIGNATURE