

GULF FRONT CONDOMINIUM ASSOCIATION, INC.

Dear Prospective New Tenant:

Thank you for your interest in leasing a unit at Gulf Front Lagoon Condominiums. All prospective new tenants are required by the association documents to complete an application and interview process prior to approving your occupancy of a unit. You should plan a minimum of thirty days for the completion of this application process.

If you should have any questions regarding this process, please feel free to contact

Magda Hatka, LCAM

Phone Number: (727) 726-8000 EXT. 500

Fax: (727) 723-1101

Email: mhatka@ameritechmail.com

Sincerely,

Gulf Front Condominium Association

GULF FRONT CONDOMINIUM ASSOCIATION, INC

LEASE APPLICATION PROCESS

INSTRUCTION SHEET/CHECKLIST

The Application Folder will contain the following:

- Cover letter
- Instruction Sheet/Checklist
- Application Form (must attach a copy of the lease)
- Lease Addendum Agreement
- Buyer/Tenant Information Form
- Pet Approval form (if applicable)
- Clubhouse reservation form and rules
- Rules and Regulations

1. Read and complete each form as indicated.
2. Return all completed forms to:

Ameri-Tech Community Management, Inc.

24701 US Highway 19 N Suite 102
Clearwater, FL. 33763

IMPORTANT NOTE: PLEASE BE CERTAIN TO FILL IN AN ANSWER FOR EACH QUESTION. INCOMPLETE FORMS OR AN APPLICATION SUBMITTED WITHOUT THE PROPER FEE OR WITHOUT A COPY OF THE LEASE AGREEMENT WILL NOT BE PROCESSED UNTIL COMPLETED, WHICH WILL DELAY YOUR OCCUPANCY DATE.

3. Once Ameri-Tech has reviewed and processed all the forms and done the background check the board will be notified to set up an interview appointment.
4. You will be contacted to set up an appointment for your interview shortly after receipt and processing of your completed application packet, usually within a few days.
5. After your interview your landlord and/or leasing agent will be notified if you have been approved.

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC
APPLICATION TO LEASE

Unit # _____ Unit Address: _____

Unit Owners Name/Names: _____

Lease Term: From: _____ To: _____

Name/Names of Lessee: _____

Present Address: _____

Current phone number: _____

Number of people to occupy unit: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Approved application to be mailed to:

Name: _____

Address: _____

Real Estate Agent/ Lease Agent If applicable: _____

Contact phone number: _____

Number of automobiles to be parked on property: _____

Make: _____ Model: _____ License #: _____

Make: _____ Model: _____ License #: _____

Do you own a pet? _____ If so a Pet Agreement and Approval Form must be completed and attached to this form

The lessee has read and reviewed on the condominium website and agrees to abide by the following:

- Declaration of condominium
- Condominium bylaws
- Rules and Regulations
- Architectural Change Form
- Clubhouse Reservation Form
- Bylaws related to leasing of units

Lessee: _____

Date: _____

Lessee: _____

Date: _____

PLEASE INCLUDE A \$150 PER PERSON FOR INDIVIDUALS OVER 18 OR A MARRIED COUPLE APPLICATION FEE MADE PAYABLE TO GULF FRONT LAGOON WITH THIS FORM AND A COPY OF THE LEASE AGREEMENT TO:

AMERI- TECH COMMUNITY MANAGEMENT, INC
24701 US Highway 19 N. Suite 10
Clearwater, FL. 33763

LEASE ADDENDUM AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____ 20 ____, between **Gulf Front Lagoon Condominium Association, Inc.** (hereinafter referred to as "Association"), and _____ whose mailing address is _____ (hereinafter referred to as "Owner"), and _____ (hereinafter referred to as "Tenant").

WHEREAS, Owner is the Owner of unit(s) _____ located in Gulf Front Lagoon, a condominium, pursuant to that certain Amended and Restated Declaration of Condominium originally recorded in **OFFICIAL RECORDS BOOK 13852, PAGES 447 THROUGH 452, Pinellas County Public Records; and**

WHEREAS, Owner wishes to lease said Unit to Tenant for a lease term commencing _____ and expiring _____; and

WHEREAS, Tenant seeks to take possession under such lease; and

WHEREAS, the foregoing Declaration permits the Association to condition such lease upon execution and delivery of a lease, and/or lease addendum, containing certain provisions to protect the Association and residents within the condominium from certain events associated with the lease; and

WHEREAS, This Lease Addendum has been adopted by the Board of Directors of the Association, as a document meeting the terms of the Declaration under such provisions.

NOW, THEREFORE, in consideration of the Association approving the lease of such Unit by Owner to Tenant, and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1.) Owner will furnish the executed Lease Agreement and this Lease Addendum to the Association prior to occupancy of Tenant. Tenant agrees not to occupy the premises until its delivery.
- 2.) Tenants' lease and occupancy of the Unit is conditioned upon Tenants' compliance with:
 - A.) All terms and conditions contained within the Declaration of Condominium above as described as existing on the date hereof;
 - B.) The Articles of Incorporation and By-Laws of the Association;
 - C.) All Rules and Regulations duly adopted by the Association and/or the Membership, governing the condominium; and

LEASE ADDENDUM AGREEMENT

- D.) All applicable laws and ordinances including, but not limited to, the landlord/tenant laws of the State of Florida and Chapter 718, Florida Statutes (the Condominium Act), as all may be amended from time to time.
- 3.) Tenant shall not sublet the Unit.
 - 4.) Owner Acknowledges that he/she is responsible for the actions of his/her Tenant(s) and shall be responsible to insure that Tenant(s) comply with all the governing documents, rules, and laws above described, including responsibility for any damages which may arise from Tenant(s) non-compliance.
 - 5.) Owner irrevocably appoints the Association as his/her agent or attorney-in-fact in his/her place and stead to terminate the tenancy of the Tenant(s) and evict them if said Tenant(s) violate any of the requirements described in paragraph (2) hereof the determination of whether a violation has occurred shall be within the sole discretion of the Board of Directors. Owner acknowledges his/her liability, under this document, for all costs and reasonable attorney's fees incurred by the Association in connection with the termination of the lease or tenancy and the eviction; should such action be required by the Association.
 - 6.) This lease addendum shall not obligate the Association to commence such proceedings against noncomplying Tenant, nor shall it relieve the Owner of his/her obligation to terminate the lease and evict Tenant(s) for any of the above-described violations upon demand of the Association
 - 7.) It is agreed by all parties hereto that should Owner at any time become delinquent in the payment of any sums and assessments due to the Association during the rental payments directly to the Association until such time as it is notified that sums and assessment due to the Association by Owner are current. Association is hereby granted the full right and authority to demand and receive the entire rent due from the Tenant(s) and deduct from the rent all assessments, interest, late charges and attorney's fees and costs, if any, due to the Association. The balance, if any, shall be forwarded to the Owner at such address as the Owner may designate in writing. At such time as the delinquency no longer exists, the Association shall cease the demand and payments shall again be made by the Tenant directly to the Owner.

DATE _____

CUSTOMER NUMBER _____

BUYER/TENANT INFORMATION FORM

I / We _____, prospective
tenant(s) / buyer(s) for the property located at _____,

Managed By: _____ Owned By: _____

Hereby allow TENANT CHECK and or the property owner / manager to inquire into my / our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I / we understand that on my / our credit file it will appear the TENANT CHECK has made an inquiry. I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK now or in the future.

PLEASE PRINT CLEARLY

<u>TENANT INFORMATION:</u>		<u>SPOUSE / ROOMMATE:</u>	
SINGLE _____	MARRIED _____	SINGLE _____	MARRIED _____
SOCIAL SECURITY #: _____		SOCIAL SECURITY #: _____	
FULL NAME: _____		FULL NAME: _____	
DATE OF BIRTH: _____		DATE OF BIRTH: _____	
DRIVER LICENSE #: _____		DRIVER LICENSE #: _____	
CURRENT ADDRESS: _____		CURRENT ADDRESS: _____	
_____ HOW LONG? _____		_____ HOW LONG? _____	
LANDLORD & PHONE: _____		LANDLORD & PHONE: _____	
PREVIOUS ADDRESS: _____		PREVIOUS ADDRESS: _____	
_____ HOW LONG? _____		_____ HOW LONG? _____	
EMPLOYER: _____		EMPLOYER: _____	
OCCUPATION: _____		OCCUPATION: _____	
GROSS MONTHLY INCOME: _____		GROSS MONTHLY INCOME: _____	
LENGTH OF EMPLOYMENT: _____		LENGTH OF EMPLOYMENT: _____	
WORK PHONE NUMBER: _____		WORK PHONE NUMBER: _____	
HAVE YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO		HAVE YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO	
HAVE YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO		HAVE YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO	
SIGNATURE: _____		SIGNATURE: _____	
PHONE NUMBER: _____		PHONE NUMBER: _____	

TENANT CHECK HOURS OF OPERATION:
MONDAY - FRIDAY : 9:00 a.m. - 5:30 p.m.
SATURDAY : 11:00 a.m. - 4:00 p.m.
ALL ORDERS RECEIVED AFTER 5:00 p.m. (5:30 p.m. on Sat) WILL BE PROCESSED THE NEXT BUSINESS DAY

TENANT CHECK FAX #: (727) 942-6843

IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE REPORT.

A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR REALTORS / PROPERTY MANAGERS / APARTMENT COMPLEXES / MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

AND

TARPON CLUB ASSOCIATION

PET AGREEMENT AND APPROVAL FORM

In accordance with the rules and regulations for Gulf Front Lagoon Condominium Association, Inc. Please be advised:

1. Pets must be approved by the Board.
2. Pet waste must be picked up, placed in a bag and disposed of in the dumpster.
3. All dogs must be on a leash.
4. A limit of two pets is allowed.
5. No pet may exceed 35 pounds.
6. No exotic pets are allowed.
7. All damage and cleanup caused by a pet is the responsibility of the pet owner.
8. No pets are allowed in the pool area or clubhouse.

Resident Name: _____

Unit Number: _____

Phone Number: _____ Email address: _____

Description of Pet: _____

Breed: _____

Age: _____ Weight: _____

PLEASE ATTACH THE PETS VACCINATION RECORD AND A PICTURE OF EACH PET WITH THIS FORM

I agree to abide by all pet rules and regulations set forth.

Signature of owners/ renters

Board of Directors

Approved: _____ Disapproved: _____

Signature of Board Member: _____ Date: _____