

Water Oak Homeowners Association of Manatee County Inc.

A Corporation Not-for-Profit

APPLICATION TO LEASE

MAIL OF FAX THIS FORM TO:

Water Oak HOA C/O Advanced Management Services of SW Florida, Inc.
9031 Town Center Parkway
Bradenton, FL 34202
Office: (941) 359-1134 / FAX: (941) 3591089

The following items must be submitted with the lease application: A \$100 Non-Refundable Application fee payable to Water Oak HOA (which may be paid by either the owner or tenant).

NON-DISCRIMINATION POLICY

Water Oak Homeowners Association of Manatee County Inc. (the "Association") does not discriminate in housing based on national origin, race, religion, physical disability, lifestyle choices, or any other basis deemed to be illegal. The Association observes and complies with the Fair Housing Act (The Civil Rights Act of 1968, amended by 1988 Fair Housing Amendments Act).

NOTICE TO OWNER(S)

Owners in Water Oak are responsible for the care and maintenance of their yards as well as the outside of their homes. Fines or other enforcement action for violations of our covenants and restrictions will be levied against the owner. Owners may use an outside service or perform outside maintenance and lawn service themselves. Please attach a copy of your lease agreement, which confirms whether it is the lessee or the owner's duty to maintain the outside of the property.

Hold Harmless - Owners and Tenants expressly release The Water Oak Homeowners' Association of Manatee Inc., from any and all liability for any damages or injury to Tenants, or any other person, or to any property, occurring on the premises.

PLEASE PRINT ALL INFORMATION

This form must be completed by the prospective tenants and must be submitted to Resource Property Management, at the above address, for Board approval **no less than thirty (30) days prior to the lease commencement date.** If the lessee is an active servicemember the Association will comply with section 83.683 (2) of the Florida Residential Landlord and Tenant Act and respond within seven (7) days of receipt of the application.

The undersigned submits this application for Board approval and states that the following information is true and correct. Any material misrepresentations or omissions shall be a basis for automatic disapproval.

HOMEOWNERS INFORMATION:

Owner's Name: _____

Water Oak Address: _____

Owner's mailing address: _____

Owner's phone(s) #: _____

Owner's E-mail: _____

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LEASE INFORMATION: Property cannot be leased for less than 6 consecutive months & no more than 2 times per year. No subleasing or assignment of lease rights by the lessee is permitted.

Lease Dates: From: _____ To: _____

Rent Amount per month \$: _____ Per year \$: _____

Rental Agent & Company: _____

Email: _____ Ph. #: _____

NO MORE THAN TWO PERSONS MAY OCCUPY A BEDROOM PER HOME.

APPLICANT INFORMATION:

1st Applicant's Name: _____

Present Home Address: _____

City: _____ State: _____ Zip: _____

Applicant's DOB: _____ Is this applicant a servicemember Yes NO

Phone # _____ Email: _____

Occupation _____ How Long: _____

Business Name _____ Phone #: _____

Current Landlord's Name _____ Phone #: _____

2nd Applicant's Name: _____

Present Home Address: _____

City: _____ State: _____ Zip: _____

Applicant's DOB: _____ Is this applicant a servicemember Yes NO

Phone # _____ Email: _____

Occupation _____ How Long: _____

Business Name _____ Phone #: _____

Current Landlord's Name _____ Phone #: _____

Present Home Address: _____

City: _____ State: _____ Zip: _____

OTHER PERSONS WHO WILL OCCUPY HOME:

1. Name: _____ Age: _____ Relationship: _____

2. Name: _____ Age: _____ Relationship: _____

3. Name: _____ Age: _____ Relationship: _____

4. Name: _____ Age: _____ Relationship: _____

Are any of these applicants a servicemember Yes No If Yes Number (s) _____

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PERSONAL REFERENCES: (other than relatives):

Name: _____ Tel. # _____

Name: _____ Tel. # _____

CREDIT REFERENCES: (other than relatives):

Name: _____ Address: _____ Tel. #: _____

Name: _____ Address: _____ Tel. #: _____

DO YOU HAVE A PET? (DOG, CAT, ETC.) YES / NO (circle one)

BREED _____

**Pets must be on a leash when walking through the community.
Any droppings must be picked up, bagged, and taken with you.**

VEHICLES: No commercial vehicles, recreational vehicles, boats, trailers, including but not limited to boat trailers, and trailers of any other type, or campers may be parked at Water Oak unless parked in a garage. Overnight parking on the street is prohibited, and vehicles may be towed. Vehicles parked on the sidewalk or lawns will result in fines to the Homeowner and or the lessee.

Applicant(s) Vehicles:

| | | | | |
|------------|-------------|--------------|------------|-----------|
| Make _____ | Model _____ | Color: _____ | Year _____ | Tag _____ |
| Make _____ | Model _____ | Color: _____ | Year _____ | Tag _____ |
| Make _____ | Model _____ | Color: _____ | Year _____ | Tag _____ |

Minor children of Applicant(s) - Driver's license of each minor must be included with the application.

| | | | | |
|--|---|--|--|---|
| Make _____ | Model _____ | Color: _____ | Year _____ | Tag _____ |
| Make _____ | Model _____ | Color: _____ | Year _____ | Tag _____ |
| Make <input style="width: 80px;" type="text"/> | Model <input style="width: 80px;" type="text"/> | Color: <input style="width: 80px;" type="text"/> | Year <input style="width: 80px;" type="text"/> | Tag <input style="width: 80px;" type="text"/> |

ARE ANY OF THESE VEHICLES FOR COMMERCIAL USE? _____ YES _____ NO

Commercial vehicles are not allowed to be parked in the driveway or anywhere in the community.

- Signs, advertisements, labels, identifying markings, logos, ladders, toolboxes, or any other means of posting, etc. are not allowed on vehicles visible outside the garage.
- Commercial vehicles with any of these or other markings **must** be parked inside the garage at all times, or off-site.

UNAUTHORIZED PARKING: Owners and tenants are under an obligation to abide by the Association's parking regulations, and both Owners and tenants are subject to fines, suspension of use rights, or legal action for violations of the parking regulations.

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Signature of this document assumes the **OWNER** and **TENANT** are deemed responsible parties and acknowledge the vehicle restrictions. This includes a prohibition of all commercial vehicles, parking on the grass, parking on the streets overnight, or vehicles not registered with the HOA. Furthermore, the **OWNER** and **TENANT** agree to hold harmless and fully exempt the HOA, Management Company and Towing company from any liability or cost associated with said enforcement actions.

Owner: _____ Owner _____

Tenant _____ Tenant: _____

Date: _____

Date: _____

ALL APPLICANT(S) MUST INITIAL THE FOLLOWING STATEMENTS & SIGN BELOW, THEREBY AGREEING:

_____/_____
That applicant(s) has obtained a copy of, read, and agrees to abide by all the association's rules and restrictions.

_____/_____
That the association can make inquiries of the personal and credit references provided on the application.

_____/_____
To submit to a background check, the cost of which is borne by the applicant through the application fee.
(owner or tenant pays this fee made payable to Water Oak HOA.)

_____/_____
That parking on lawns, sidewalks, curbs & overnight parking on the street is prohibited; that vehicles are to be parked in the garage or the driveway at all times; and that no repair, except emergency repairs, will be made within Water Oak, except in the garage.

_____/_____
That guests will abide by the rules at all times while on the property.

_____/_____
That no more than two persons may occupy a bedroom in the home.

1st Applicant Signature: _____ Date: _____

2nd Applicant Signature: _____ Date: _____

Action of Board of Directors

Date: _____

Approved:

Disapproved:

Director Signature: _____ Title: _____

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AUTHORIZATION TO OBTAIN CREDIT REPORT AND CONDUCT BACKGROUND CHECK(S)

“I/we hereby authorize Resource Property Management, Inc., as the agent of the Board of Directors of Water Oak Homeowners Association of Manatee County, Inc., to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluation of my/our application. I/we understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment information, vehicle records, licensing records, and/or any other necessary information. I/we hereby expressly release Water Oak Homeowners Association of Manatee County, and any procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my/our application information may be provided to various local, state, and/or federal government agencies including without limitation, law enforcement agencies.”

Please print:

Applicant:

Name: _____
First
Middle Name (required)
Last

Social Security #: _____ Date of Birth: _____

Driver’s License # & State of issue: _____

Current Address: _____

Signature _____ Date _____

Co-Applicant:

Name: _____
First
Middle Name (required)
Last

Social Security #: _____ Date of Birth: _____

Driver’s License # & State of issue: _____

Current Address: _____

Signature _____ Date _____