WELCOME TO MARCO COURTYARD TOWERS

FOR OWNERS, GUESTS AND RENTERS

IF YOU HAVE ANY QUESTION OR CONCERNS, PLEASE CONTACT BEACHSIDE PROPERTY MANAGEMENT BY EMAIL

CONTACT@BEACHSIDEPM.COM

Beachside only accepts mailed or dropped off applications.

Emailed applications or piece-mail items are NOT accepted.

Thank you

Marco Courtyard Towers Rental Regulations

Marco Courtyard Towers is a privately owned condominium complex (Not a hotel or timeshare). Most owners reside here from 3 to 12 months of the year. Our owners desire that you enjoy yourselves while staying at our piece of paradise. This requires following a few "Do's and Don'ts" and giving the same level of respect that our owners provide one another. The following list is posted to assist a pleasant stay. This list and more information is also available on our website.

REGISTRATION - FULLY COMPLETED APPLICATION IS REQUIRED. MINIMUM OF 30 DAY RENTAL. NO LEASE FOR MORE THAN 1 YEAR. BOARD NEEDS 20 DAYS NOTICE AND FULLY EXECUTE LEASE WITH CHECKS FOR APPROVAL.

SECURITY - Everyone's Safety

• Door and elevator codes serve as our security system - PLEASE KEEP THEM PRIVATE.

SOUND - Respect other's spaces as to location and loudness.

- Social gatherings and sound making devices are to be controlled. In particular, night time sound travels across the exterior of our complex and is clearly heard by others. If socializing outside or on lanai areas during evening hours, please move your gatherings indoors after 10:30 p.m.
- Conduct personal phone calls outside of the pool area or under the tiki hut in a private manner.

PETS - You are responsible to maintain and control your pets at all times!

- · Pets are to be kept on a leash when out and about.
- Pets are not permitted within the pool area or clubhouse.
- Droppings are to be immediately picked up and properly disposed.

SWIMMING POOL AREA - No lifeguard or pool service.

- Glass objects are not permitted. Use only unbreakable containers.
- Children under 12 years of age must be directly supervised by an adult within your group.
- Swimming after sunset is not permitted per Condo, Health Department and Insurance rules.
- Return any relocated chairs to their proper place after use.

SEAWALLS - Fishing from our seawall and docks is permitted.

- Boat lifts are private property.
- Walking along the seawall in front of other condos is not permitted. Signs are located at each edge of our property Adjacent complex owners object.

CLUBHOUSE - Open for use and Available for private events. A "sign up" calendar is in the clubhouse.

- You are expected to clean up after yourself. See posting on the refrigerator.
- Exercise area is available Children under the age of 12 are not permitted.

PARKING - Not assigned.

• Our parking lots is for automobiles. Parking trailers, watercraft, etc. is not permitted.

TRASH - Two dumpsters are locate don the street side of the property.

- Properly package your trash before disposing to prevent rodents and odors.
- Recyclables Break down cardboard boxes to expand our capacity. See recyclable list.

QUESTIONS OR CONCERNS -

- Your owner or rental agent You should have their contact information.
- Beachside Property Management Email: contact@beachsidepm.com (239) 331-2495
- Marco Courtyard Towers website is www.courtyardtowers.org



This information is deemed to be private and confidential
Beachside Management
20 Marco Lake Dr. Suite #9
Marco Island, FL 34145
contact@beachsidepm.com

Before submitting your Rental Application for processing you MUST have the following attached:

- Complete Application <u>EVERYTHING</u> on the form must be filled out to process application.
- Application Fee A \$75.00 check made payable to <u>BEACHSIDE PROPERTY MANAGEMENT</u>
 Application Fee A \$75.00 check made payable to <u>MARCO COURTYARD TOWERS</u>
- References, Background checks authorization and photo I.D (If applicable)
- Lease Agreement (signed copy)

and American Andrews and American Company Department

Other (all required documents are listed on page one of Rental Application)

<u>Please do not submit partial packages.</u> Applications are not considered received until all documentation is submitted including application fees. Unsigned and/or incomplete applications will not be processed and will be returned to sender by U.S. Mail.

Applications <u>must be submitted 20 days prior to Rental Occupancy</u>, whichever is applicable. Any application(s) submitted less than 20 days prior to the lease start date or closing, may have their Board approval delayed.

Please mail or drop off the Complete Application to: Beachside Property Management 20 Marco Lake Drive, Suite 9, Marco Island, FL 34145 [We cannot accept faxed or emailed applications.]

If you have any questions, please feel free to email Beachside at contact@beachsidepm.com. You may drop off your application at the Beachside Management Office Monday – Friday 9:00 am to 3:00 pm.

Applicants and Owner(s) have read the Association's Declaration of Condominium, Articles of Incorporation and Bylaws pertaining to the leasing of units and all current House Rules and understand and agree that they are bound by the terms thereof.

In the event that a Lease Applicant and/or occupants commit actions that are in violation of the Association's Declaration, Bylaws or House Rules, the Board of Directors may direct remedies as outlined in the Association's governing documents and Rules & Regulations.

Applicant Signature	C	Co-Applicant Signature	
Owner Signature	Phone #	Email	Date
Realtor/Rental Agent Signature	Phone #	Email	Date
DATE APPROVED:		DATE DISAPPROVED:	



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Application to Rent

Please complete <u>one</u> application for <u>each</u> person 18 years of age or older. If a line is not filled in, we will return the application to you. You will also be required to present 2 pieces of identification (one picture) for verification purposes.

Rental Property Information

Name of landlord or rental pro	perty				
Address of rental property:			Magazina Antonio		
Screening/Application Fee/s (non-	refundable)				
Payable to	Beachside Management: \$	\$75.00			
Payable to	Marco Courtyard Towers: \$	<u>\$75.00</u>			
pplicant Information					
Last Name:	First Name:	Middle Name:			
Date of Birth: (YR/M/D)	- (In some state	s it is not legal to request a D.O.B.)			
Social Security Number:					
Driver's License Number:	State	:: Valid: YES N	0		
Driver's License Issued on: (YR	M/D)	Expires: (YR/M/D)			
Phone Number:		Cell Phone Number:			
Email Address:					
Number of adults to occupy		Number of children to occupy rental:	DAMESTON MADE		
et all Occupants:					



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20 Marco Lake Dr. Suite #9
Marco Island, FL 34145
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Name:		\ge:		Relationship	
ental/reside	nce information				
Current Addre	ess:		City:		
State:	Zip Code:	Own or Rent:			
ehicle Infor	mation				
Make:	Model:	Year:	Color:	Plate #:	State:
Make:	Model:	Year:	Color:	Plate #:	State:
ersonal Refe	rence Information (no	ot related to you)			
Name:				Phone:	
Address:		City:		State:	Zip:
eneral Info	mation				
Have you eve	r been evicted?	Do you or a	any other propo	sed occupant's smok	e?
Do you have	any pets?	How many	N/A	Type of Pet(s):	N/A
Have you eve	r been convicted of a felo	ny?	If yes, what?		
In case of an	emergency call:			Phone:	



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City:	State:	Zip:
		epresentations are
on behalf of the unit owner as re rd search, eviction record search for tenancy and assessing credit ay be used for purposes of respo ying with legal requirements and at termination of lease of end of t	equired by the Declaration and to make any other in worthiness. I understand anding to emergencies, er a for collection purposes senancy.	n of Condominium to nquires as deemed I that the information set nsuring the orderly
	Date:	
-	information is misrepresented or igned, your rental agreement wined, hereby authorize Beachside on behalf of the unit owner as rend search, eviction record search for tenancy and assessing credit ay be used for purposes of responsing with legal requirements and termination of lease of end of the	information is misrepresented on this application. If misr igned, your rental agreement will be terminated. ned, hereby authorize Beachside Property Management S on behalf of the unit owner as required by the Declaration rd search, eviction record search and to make any other if for tenancy and assessing credit worthiness. I understand ay be used for purposes of responding to emergencies, erving with legal requirements and for collection purposes of termination of lease of end of tenancy. CRA Summary of Rights and understand its contents.