

**WELCOME TO  
MARCO COURTYARD TOWERS**

**IMPORTANT INFORMATION  
FOR  
OWNERS, GUESTS AND  
RENTERS**

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

[CONTACT@BEACHSIDEPM.COM](mailto: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](mailto:contact@beachsidepm.com) (239) 331-2495
- Marco Courtyard Towers website is [www.courtyardtowers.org](http://www.courtyardtowers.org)





Beachside Property Management

Please Print Clearly

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

## Application to Rent

Please complete one application for each 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.

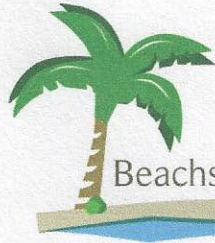
### Rental Property Information

Date premises required:
Name of landlord or rental property
Address of rental property:
Screening/Application Fee/s (non-refundable)
Payable to <b>Beachside Management</b> : \$ <u>75.00</u>
Payable to <b>Marco Courtyard Towers</b> : \$ <u>75.00</u>

### Applicant Information

Last Name:	First Name:	Middle Name:
Date of Birth: (YR/M/D) - -	(In some states it is not legal to request a D.O.B.)	
Social Security Number: - -		
Driver's License Number:	State:	Valid: <input type="checkbox"/> YES <input type="checkbox"/> NO
Driver's License Issued on: (YR/M/D) - -	Expires: (YR/M/D) - -	
Phone Number:	Cell Phone Number:	
Email Address:		
Number of adults to occupy rental:	Number of children to occupy rental:	

List all Occupants:



# Beachside Property Management

Please Print Clearly

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

Name:	Age:	Relationship

### Rental/residence information

Current Address:	City:
------------------	-------

State:	Zip Code:	Own or Rent:
--------	-----------	--------------

### Vehicle Information

Make:	Model:	Year:	Color:	Plate #:	State:
-------	--------	-------	--------	----------	--------

Make:	Model:	Year:	Color:	Plate #:	State:
-------	--------	-------	--------	----------	--------

### Personal Reference Information (not related to you)

Name:	Phone:
-------	--------

Address:	City:	State:	Zip:
----------	-------	--------	------

### General Information

Have you ever been evicted?	Do you or any other proposed occupant's smoke?
-----------------------------	--

Do you have any pets?	How many? N/A	Type of Pet(s): N/A
-----------------------	---------------	---------------------

Have you ever been convicted of a felony?	If yes, what?
---	---------------

In case of an emergency call:	Phone:
-------------------------------	--------



Beachside Property Management

Please Print Clearly

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

Address:

City:

State:

Zip:

### Agreement and authorization

TENANCY WILL BE DENIED if any information is misrepresented on this application. If misrepresentations are found after the rental agreement is signed, your rental agreement will be terminated.

This is to advise that I, the undersigned, hereby authorize **Beachside Property Management Services, LLC.** to whom my application has been submitted on behalf of the unit owner as required by the Declaration of Condominium to obtain a credit report, criminal record search, eviction record search and to make any other inquires as deemed necessary in determining eligibility for tenancy and assessing credit worthiness. I understand that the information set out in the rental application form may be used for purposes of responding to emergencies, ensuring the orderly management of the tenancy, complying with legal requirements and for collection purposes should rent be left owing or rental property damaged at termination of lease of end of tenancy.

I have also received a copy of the FCRA Summary of Rights and understand its contents.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_