

STERLING MANOR OWNERS ASSOCIATION, INC.
4131 Gunn Highway * Tampa, Florida 33618
(813) 600-1100 * FAX (813) 963-1326

LEASE FACT SHEET

DATE: _____

TO: _____

LEASE (____) ADDRESS _____

TERM (length) OF LEASE: _____

Sterling Manor documentation relevant to the applicants - **Article V, Section 2: "All units shall be used for single-family residential purposes exclusively."** Article V Section 5: "Each lease...shall prohibit the cohabitation of more than two unrelated adults.."

APPLICANTS/RESIDENTS:

SOCIAL SECURITY #:

(1) _____

(1) _____

(2) _____

(2) _____

CHILDREN IN RESIDENCE: 2 ONLY

NAME AGE

(1) _____

(2) _____

PRESENT ADDRESS: _____

CITY, STATE, ZIP: _____

PRESENT TELEPHONE NUMBER: _____

TELEPHONE NUMBER AT STERLING MANORS: _____

LANDLORD'S NAME: _____

LANDLORD'S PRESENT ADDRESS: _____

PROPERTY MANAGEMENT AGREEMENT: YES (____) NO (____)

PROPERTY MANAGER: _____

PROPERTY MANAGER'S ADDRESS: _____

PROPERTY MANAGER'S PHONE: _____ FAX: _____

OCCUPATION OF APPLICANT(S):

(1) _____

(2) _____

EMPLOYED BY:

(1) _____

(2) _____

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ADDRESS:

(1) _____ (2) _____

PHONE NUMBER:

(1) _____ (2) _____

Sterling Manor documentation relevant to autos and parking: **Article V, Section 4: "All garages shall have doors which should be kept closed except when entering or exiting. Parking shall be permitted only in the garage or in the driveway serving each Unit. All commercial vehicles, trucks, motorhomes, recreational vehicles, trailers, campers, boats, and water craft must be parked entirely in the garage."**

AUTO MAKE/MODEL/YEAR:

LICENSE #:

(1) _____
(2) _____

Sterling Manor documentation relevant to pets: **Article V, Section 7: Animals and Pets. No animals, livestock, or poultry of any kind is permitted with exception of dogs, cats, or other usual and common household pets. Pit Bulls are not permitted. A maximum of two (2) household pets are permitted for each unit. Dogs and cats outside a unit shall be confined on a leash held by a responsible person.**

PETS: _____

BANK REFERENCES (with addresses and phone number; type of accounts):

(1) _____ (2) _____

PERSONAL REFERENCES: (Local if possible)

Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
State: _____ ZIP: _____	State: _____ ZIP: _____
Phone: _____	Phone: _____

PERSON TO BE NOTIFIED IN CASE OF EMERGENCY:

MAILING ADDRESS FOR NOTICE OF ACCEPTANCE OR REJECTION OF THIS APPLICATION:

Name: _____	Address: _____
City: _____	State: _____
Zip: _____	Phone: _____
FAX: _____	

I/We, the undersigned, intend to lease _____
For the period starting _____ and ending _____ **(said period not to exceed twelve (12) months.)** In order for you to facilitate consideration of this application for the lease of the above-designated home in Sterling Manors, I/We, represent that the included information is factual and true. I/We are aware that any falsification or misrepresentation of the facts in this application will result in automatic rejection of this application. Request for **extending** this lease **must be made six weeks prior to expiration** of this lease or this lease will be considered invalid after 12 months.

I/We, consent that you may make further inquiry concerning this application, particularly of the references given.

I/We, hereby expressly consent that you may make a credit inquiry.

I/We will be bound by the Rules and Regulations of Sterling Manors Owners Association, Inc., including but not limited to, the use of the lease property or any common area.

Occupation of the property located at the above described address will be limited to the lessee and his/her immediate family. **The property is to be occupied by no more than two adults and two children.**

I/We, will not sublet the property under any circumstances whatsoever.

I/We, understand that any violation of the terms, provisions, and covenants of Sterling Manors Owners Association, Inc. documents provides cause for any available immediate action as provided in these documents or termination of the leasehold under appropriate circumstances.

I/We, expressly understand and agree that in the event of any violation of the Association's documents, that the unit owner has assigned to the Association absolute right to evict such violators without notice.

Landlord understands that as a condition of this lease, he/she will furnish copies of the Association's documents to the lessee.

I/We, understand that as a lessee, I/We, have received and read a copy of the documents regulating the Association and agreed to be bound by these Association documents, and a violation of these documents will also be considered a violation of my lease.

Landlord understands that as the unit owner he/she is responsible for any damages in the case of any infractions of Association Rules or lease caused by the lessees, their children, guests, or visitors. By executing these documents, the lessor/unit owner, assigns his/her rights to Sterling Manors Owners Association, Inc., to evict the tenants for violation of the lease and/or of any covenant, Rule and Regulation of the Association documents. This is a non-exclusive Agreement, so either the lessor or the Association will have the right to enforce the lease.

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Unless this is a lease renewal by the same party, occupation of the unit is not permitted or valid until this document has been signed by the President **and** another Association Board Member.

Signature of Lessor Date

Signature of Owner Date

Signature of Lessor Date

Signature of Owner Date

Signature of Community Assn Manager Date

FOR USE BY THE STERLING MANORS OWNERS ASSOCIATION ONLY.

APPROVED: YES (_____) NO (_____) _____

DATE: _____

SIGNATURE OF PRESIDENT

SIGNATURE OF SECOND ASSOCIATION BOARD MEMBER

The application fee charge is \$50.00, payable to the Association by check or money order, and must be attached. The Association requires that the tenant attend the next scheduled Board meeting. To determine the date, time, and location of the Board meeting, please contact Greenacre Properties, Inc., at 813-600-1100, extension 138.

Cc: Board President
 HOA File

Revised May 19,2006