

The Hammocks Townhomes Homeowners Association, Inc. Lease Application

***** This application must be completed by the Owner of the Unit or the proposed lessee and returned to the Association with an application fee of one hundred dollars (\$100.00) per adult occupant 18 or older, an executed Lease Addendum and a fully executed copy of the proposed lease. (A husband & wife or parent & dependent child under 18 shall be charged only one fee of one hundred dollars (\$100.00)).**

Address of Unit to be leased: _____

Lease Term From: _____ **To:** _____

Unit Owner(s) _____

Unit Owner(s) Phone: Home _____ **Work:** _____ **Cell:** _____

Tenant Information

Tenant's Name _____

Tenant's Current Address _____

Tenant's Social Security Number _____

Tenant's Phone: Home _____ **Work:** _____ **Cell:** _____

Please list two (2) Character References.

(1) **Name:** _____
Telephone Number: _____
Relationship to the tenant: _____

(2) **Name:** _____
Telephone Number: _____
Relationship to the tenant: _____

Please list any persons under the age of eighteen (18) who will occupy the unit under the lease.

Name(s): _____
Age(s): _____
Relationship to Tenant: _____

*****If more than one tenant will occupy the Unit under the proposed lease, please complete the foregoing information for each tenant.**

Pet Information:

Do you have pets: _____ **YES** _____ **NO**

If Yes, complete information below

Please list all pets occupying the premises

<u>Type</u>	<u>Breed</u>	<u>Name</u>
-------------	--------------	-------------

<u>Type</u>	<u>Breed</u>	<u>Name</u>
-------------	--------------	-------------

By signing this application, I acknowledge that I have reviewed the Declaration of Covenants and Restrictions for the Hammocks Townhomes Homeowners Association, Inc., the Articles of Incorporation of the Hammocks Townhomes Homeowners Association, Inc., the Bylaws of the Hammocks Townhomes Homeowners Association, Inc., and the Rules and Regulations of the Hammocks Townhomes Homeowners Association, Inc. (together the “Governing Documents”) and I agree to abide by and comply with all covenants, conditions and restrictions contained therein.

Pursuant the Fair Credit Reporting Act, 15 U.S.C., Section 1681, et seq., please be advised that the Association may obtain a consumer credit report and background check on the individual(s) listed in this application. By submitting this completed application, you hereby consent to the Association obtaining a consumer credit report and background check and making inquiry of the references given on this application. Further, by signing below, you acknowledge that the Association shall make every effort to maintain the confidentiality of the consumer credit report and background check and the information contained therein, and you agree to hold the Association and its officers, directors, employees, and agents harmless from any and all liability arising from the acceptance and use of any information received and relied upon by the Association from any investigative or credit agency.

Signature of Tenant: _____ **Date:** _____

Signature of Owner: _____ **Date:** _____

Addendum to Lease
Hammocks Townhomes Homeowners Association, Inc.

This lease shall not be valid unless approved in writing by the Hammocks Townhomes Homeowners Association, Inc. The Declaration of Covenants and Restrictions for the Hammocks Townhomes Homeowners Association, Inc., the Articles of Incorporation of the Hammocks Townhomes Homeowners Association, Inc., the Bylaws of the Hammocks Townhomes Homeowners Association, Inc., and the Rules and Regulations of the Hammocks Townhomes Homeowners Association, Inc. (together the "Governing Documents") are incorporated into this lease. Tenant(s) acknowledge that they have read and understand the Governing Documents.

If any tenant or any guest or invitee of the tenant shall materially violate any provision of the Governing Documents, or shall create a nuisance or an unreasonable and continuous source of annoyance to the residents of the Subject Property, or shall willfully damage or destroy any Common Areas or personal property of the Association or of any Owner within the Subject Property, then upon written notice by the Association such person shall be required to immediately leave the Subject Property and if such person does not do so, the Association is authorized to commence an action to evict such tenant or compel the person to leave the Subject Property and, where necessary, to enjoin such person from returning. The expense of any such action, including attorneys' fees, may be assessed against the applicable Owner and tenant.

In addition, if the tenant or any guest invitee of the tenant fails to comply with the Governing Documents, the Association shall have the right to take any action against the tenant which the Association may be entitled under Florida law or under the Governing Documents to take against the Owner of the Unit. Such rights may include but are not limited to imposing fines against the tenant and suspending the tenant's right to use or access any common facilities.

If the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the tenant pay to the Association the subsequent rental payments and continue to make such payments until all the monetary obligations of the Owner related to the parcel have been paid in full and the Association has released the tenant or until the tenant discontinues tenancy in the parcel. The tenant shall be given a credit against rents due to the landlord in the amount of assessments paid to the Association.

The balance of any payment from the tenant once all monetary obligations are paid in full shall be forwarded to the owner/lessor at such address as the owner/lessor may designate in writing or at such address as the Association has on record for the Owner/lessor. At such time as delinquency no longer exists, the Association shall cease the demand and payments shall again be made by the lessee directly to the owner/lessor. This right may be exercised by the Association at any time the owner shall become delinquent. If the tenant, upon receipt of written demand, fails or refuses to pay a monetary obligation as set forth herein, the Association shall have the right to sue for eviction.

By signing this application, I acknowledge that I have reviewed the Declaration of Covenants and Restrictions for the Hammocks Townhomes Homeowners Association, Inc., the Articles of Incorporation of the Hammocks Townhomes Homeowners Association, Inc., the Bylaws of the Hammocks Townhomes Homeowners Association, Inc., and the Rules and Regulations of the Hammocks Townhomes Homeowners Association, Inc. (together the "Governing Documents") and I agree to abide by and comply with all covenants, conditions and restrictions contained therein.

Pursuant the Fair Credit Reporting Act, 15 U.S.C., Section 1681, et seq., please be advised that the Association may obtain a consumer credit report and background check on the individual(s) listed in this application. By submitting this completed application, you hereby consent to the Association obtaining a consumer credit report and background check and making inquiry of the references given on this application. Further, by signing below, you acknowledge that the Association shall make every effort to maintain the confidentiality of the consumer credit report and background check and the information contained therein, and you agree to hold the Association and its officers, directors, employees, and agents harmless from any and all liability arising from the acceptance and use of any information received and relied upon by the Association from any investigative or credit agency.

Signature of Tenant: #1: _____ Date: _____

Signature of Tenant: #2: _____ Date: _____

Signature of Owner: #1: _____ Date: _____

Signature of Owner: #2: _____ Date: _____

THE HAMMOCKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

5901 US 19 SUITE 7Q ♦ NEW PORT RICHEY, FL 34652

727-869-9700

Request@QualifiedProperty.com

KEY FOB REQUEST FORM

Owner's Name (Last)

(First)

Hammocks Townhomes Address

Mailing Address (if different)

Owner's Phone Number

Owner's Email Address

Owner's Signature

Date

Key Fobs will only be provided to a Tenant with signed Owner approval and a copy of current Lease.

TENANT INFORMATION (if Applicable)

Tenant's Name (Last)

(First)

Tenant's Local Phone Number

Tenant's Email Address

Lease Term (From and To)

The cost is \$15.00 per Key Fob. If you elect to have the Key Fob mailed, the charge is an additional \$5.00. Return completed form with check or money order payable to The Hammocks Townhomes, including a copy of your current Lease if applicable.

Please check one: ☐ I will pick up (BRING ONE FORM OF PHOTO IDENTIFICATION)

☐ Please mail to the following address: _____

Number of Key Fobs Requested: _____

For Administrative Use:

Key Fobs: _____ / _____ / _____ / _____

The Homeowner shall indemnify, defend, and save the Association, Lennar, GPI, its officers, agents & employees harmless from all loss, liabilities, penalties, suits or other claims in connection with the issuance of the amenities proximity key fobs for The Hammocks Townhomes Homeowners Association, Inc., if the homeowner requests the Association and/or its agent, GPI, to issue their key fob to any third party recipient. The identity of the third party recipient will not be researched, investigated or validated beyond requesting one form of picture identification to confirm the name of the third party as identified by the owner.

This form may require personal identifying information. To the extent you are providing personal identifying information to the Association herein, unless you make arrangements in writing with the Association otherwise, you are giving express consent to the Association to disseminate such information to third parties, including other members, without further consent.

THE HAMMOCKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

5901 US 19 Suite 7Q ♦ NEW PORT RICHEY, FL 34652

727-869-9700

Request@QualifiedProperty.com

BARCODE & CALL BOX REQUEST FORM

Owner's Name (Last)

(First)

Hammocks Townhomes Address

Mailing Address (if different)

Owner's Phone Number

Owner's Email Address

Owner's Signature

Date

Resident's Phone Number Required for Directory

☐ Directory Update Only

Barcodes will only be provided to a Tenant with signed Owner approval and a copy of current Lease.

The cost is \$10.00 per Barcode. If you elect to have the Barcode mailed, the charge is an additional \$5.00. Return completed form with check or money order payable to The Hammocks Townhomes, including a copy of your current Lease if applicable.

Please check one: ☐ I will pick up (BRING ONE FORM OF PHOTO IDENTIFICATION)

☐ Please mail to the following address: _____

Number of Barcodes Requested: _____

Vehicle # 1

Vehicle # 2

Vehicle # 3

Vehicle #4

Year _____

Year _____

Year _____

Year _____

Make _____

Make _____

Make _____

Make _____

Model _____

Model _____

Model _____

Model _____

Tag _____

Tag _____

Tag _____

Tag _____

IF REQUESTING A REPLACEMENT BARCODE, PLEASE ATTACH OLD BARCODE OR PROVIDE BARCODE NUMBER TO BE DEACTIVATED:

Old # _____ Old # _____ Old # _____ Old # _____

TENANT INFORMATION (if Applicable)

Tenant's Name (Last)

(First)

Tenant's Local Phone Number

Tenant's Email Address

Lease Term (From and To)

For Administrative Use:

Barcodes #1 _____ #2 _____ #3 _____ #4 _____

This form may require personal identifying information. To the extent you are providing personal identifying information to the Association herein, unless you make arrangements in writing with the Association otherwise, you are giving express consent to the Association to disseminate such information to third parties, including other members, without further consent.