
GOLDENROD VILLAS CONDOMINIUM ASSOC., INC.

NOTICE OF INTENT TO LEASE

(FOR HOMEOWNERS ONLY)

In Compliance with the Declaration of Covenants and Restrictions of **Goldenrod Villas Condo Assoc., Inc.** I (we) serve notice that as owner(s) or agent of Unit No. _____, I intend to offer said condominium for lease for the period starting: _____ and ending: _____ at a rental rate of \$ _____ per month.

LEASES FOR LESS THAN SIX MONTHS ARE PROHIBITED

I agree to provide copies of the Goldenrod Villas Condo Association Rules and Regulations to the Lessees and make them part of the lease. A copy of the lease will be submitted to the office.

I (We) am (are) aware that the Association has a period of 15 days in which to approve or disapprove his/her applications. I (We) am (are) agree to provide the Association with all information required by said declaration.

Pool keys are the responsibility from Homeowner to give the new renters., otherwise there is a **Pool Key Fee of \$50.00 Non-Refundable.** All said exchange is to occur at signing lease, not after.

Please note: In order to consider any application all pages on this package must be returned and signed. The application for each individual renter must be completed in full and return with all fees (cash/money order) needed. In addition, if any pet(s), the Pet Addendum must be completed and signed.

DATED THIS _____ DAY OF _____ 20 _____

Print Homeowner's Name

Homeowner's Signature

Print Homeowner's Name

Homeowner's Signature

Is this property being rented by a Management Company? ____ Yes ____ No

Management Company _____ Prop. Manager _____

PHONE _____ EMAIL _____

GOLDENROD VILLAS CONDOMINIUM ASSOC., INC.

LEASE ADDENDUM

Renter agrees to abide by all provisions of the Association's Declaration of Covenants, Conditions and Restrictions, Bylaws, Rules and Regulations, and all other applicable governing documents (the "Governing Documents"). Renter acknowledges receipt of a copy of the Governing Documents. Renter further acknowledges that Renter's failure to abide by the terms of the Governing Documents shall constitute a material breach of this Lease Addendum and the Lease.

The parties agree that all the covenants and agreements contained in this Lease Addendum shall be deemed to be part of the Primary Lease and incorporated entirely therein as if included originally. The parties further agree that, in case of a conflict between the terms of this Lease Addendum and the Primary Lease, the terms of this Lease Addendum shall take precedence.

The Lease is subject to and consistent with the provisions of the Governing Documents, as the same may be amended from time to time. In the event of any inconsistency between the Lease and the provisions of the Governing Documents, the provisions of the Governing Documents shall take precedence. Member/Landlord hereby transfers and assigns to Renter for the term of the Lease any and all rights and privileges that Member/Landlord must use the Association's common elements, including, but not limited to, the use of all recreational facilities and amenities. Member/Landlord and Renter acknowledge that the Association reserves the right to withhold access to common element amenities from Renter for any reason that it would, under the terms of the Governing Documents, be authorized to refuse a member such access, including Renter's failure to comply with any of the provisions of the Governing Documents, or Member's/Landlord's failure to pay monthly assessments when due. Renter must provide an executed copy of the Lease and Lease Addendum to the Association.

Renter shall have the right to park [2] automobile in the Association parking lot. All occupants' vehicles must be registered with the Association and must have a parking permit affixed to the windshield behind the rearview mirror. Vehicles without a permit will be towed. Renter must follow all the Association's parking rules, which can be found in the following and are subject to the penalties stated therein for all violations:

USE RESTRICTIONS:

No truck or other commercial vehicle shall be parked in any parking space except with the written consent of the Board of Directors, except for such temporary parking spaces provided for the purpose as may be necessary to affect deliveries to the condominium, the association, or unit owners and residents. No boats, trailers, recreational vehicles, campers, inoperable or unsightly vehicles shall be parked on the condominium property for more than twenty-four (24) hours. The association shall have the power to move or tow away any such property, and the association is specifically granted the rights and benefits of Section 715.07 Florida Statutes. Ownership of a condominium unit shall entitle the owner thereof to use not more than one automobile parking spaces, which shall be as near and convenient to said unit as reasonably possible, together with the right of ingress and egress in and upon said parking area. The association shall permanently assign two vehicle parking spaces for each condominium unit.

In the event of a default by Renter in the performance of the terms of the Primary Lease or this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, then. In addition to all other remedies which it may have, the Association or its representative shall notify the Member/Landlord of the default(s) and demand that they be corrected through the Member's/ Landlord's efforts within 30 days after such notice. If the default(s) is not corrected within the 30-day period, the Member/Landlord shall immediately thereafter, at his or her own cost and expense, institute and diligently prosecute an eviction action against Renter. The eviction action shall not be settled without the prior consent of the Association or its representative. In the event the Member/Landlord fails to fulfill the foregoing obligation, the Association shall have the right, but not the duty, to institute and prosecute an action as attorney-in-fact for the Member/Landlord, at the Member's/Landlord's sole cost and expense, including all legal fees incurred. The Member/Landlord hereby irrevocably names, constitutes, appoints, and confirms the Association as his or her attorney-in-fact to take all such actions as it deems appropriate on his/her behalf. All costs and attorney's fees incurred by the Association to enforce the terms of the Primary Lease or of this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, or to evict Renter pursuant thereto, will be assessed against the Unit and the owner thereof, and shall be deemed to constitute a lien on the Unit involved. The Association may enforce collection of the lien in the same manner as an assessment. Both the Member/Landlord and Renter acknowledge that the Association is a third-party beneficiary of the Primary Lease and Lease addendum.

Homeowner/Landlord Signature

Tenant Signature

Date

Homeowner/Landlord Signature

Tenant Signature

Date

GOLDENROD VILLAS CONDOMINIUM ASSOC., INC.

FOR RENTER(S) ONLY

The statements contained in this disclosure are only summary in nature and, as a prospective tenant should refer to the Rules and Regulations of Goldenrod Villas Condo Assoc., Inc. The current owner is to provide the Rules and Regulations of Goldenrod Villas Condo Assoc., Inc.

The Rules and Regulations of Goldenrod Villas Condo Assoc., Inc. state those units are **ONLY** for single-family residence.

POOL KEY: Pool keys are the responsibility from Owner to give the new renters, otherwise there is a Pool Key Fee of **\$50.00 Non-Refundable**. All said exchange is to occur at signing lease, not before or after.

VEHICLES: No commercial vehicle allowed. Only two (2) per unit are allowed. Tenants must have parking decals installed to avoid being towed. Visitors must park in the designated visitors parking space. Overnight and long term guests must have Visitors parking pass displayed on vehicle rear view mirror to avoid being towed. **New or Replacement decals and parking pass are \$25.00 per decal Non-Refundable.**

PET(S) **PETSCREENING IS A REQUIRED PART OF THE APPLICATION PROCESS FOR ALL APPLICANTS: A welcoming environment is paramount to all residents with or without pets as well as animals. This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability. If you need accommodation in another way, please contact your housing provider.

In addition, if any pet(s), the Pet Addendum must be completed and signed. No more than **2 pets** with a **25lb. max.** The following pets will not be accepted under any circumstances: Pitbull's (Staffordshire terriers), chows, rottweilers, Siberian huskies, akitas, malamutes, presa canaries and wolf-hybrids.

I (We) fully understand and accept the Rules and Regulations of Goldenrod Villas Condo Assoc., Inc.

PROPERTY ADDRESS TO RENT _____

ALL APPLICATIONS MUST INCLUDE THE FOLLOWING:

1. A copy of the lease.
2. An application fee of **\$100.00 PER ADULT** Payable to **Goldenrod Villas Condo Assoc., Inc.**
3. Copy of ID (Driver License) for each applicant.
4. If Apply, Pet Addendum.

Print Name Applicant #1 Sign Name Applicant #1 Date _____

Print Name Applicant #2 Sign Name Applicant #2 Date _____

GOLDENROD VILLAS CONDOMINIUM ASSOC., INC.

APPLICATION TO LEASE Please fill ONE (1) application PER RENTER

Legal Name of Renter _____
Date of Birth _____ SSN/ITIN _____ DL _____
Current Address _____ City _____ State _____ Zip _____
Phone No. _____ Email _____

Name of Employer _____ How Long _____
Address _____
Phone No. _____ Email: _____

Name of Current Landlord _____ How Long? _____
Address _____
Phone No. _____ Email: _____

Please state the name and relationship of all other people who will be occupying the unit regularly.

NAME _____ RELATIONSHIP _____
NAME _____ RELATIONSHIP _____

EMERGENCY CONTACT NAME (NOT RESIDING WITH YOU) _____
ADDRESS _____ PHONE _____
EMAIL _____

VEHICLE INFORMATION (See Covenants and the Associations Governing Documents for restrictions)

Make of Car(s) _____ Model _____ Year _____ Lic. Plate No. _____ State _____
Make of Car(s) _____ Model _____ Year _____ Lic. Plate No. _____ State _____

PET(S) INFORMATION PET INFORMATION

Pets? Yes/No	How Many?	Types & Sizes (Restrictions, fees and additional rent apply)
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If yes, please complete and sign the Pet Addendum included in this application.

To facilitate consideration of my application for the rent/purchase of the above designated unit in Goldenrod Villas Condo Assoc., Inc., I agree that the following information is factual. I am aware that any falsification or misrepresentation of the facts in the application will result in automatic rejection of this application. I consent that you may make further inquiry concerning this application.

Print Name Applicant

Sign Name Applicant

Date

APPLICANT AUTHORIZATION

By signing above, you declare that all your statements in this application are true and complete. If you fail to answer any question or give false information, the property may reject your application, retain all application fees and deposits (if any) as liquidated damages for its time and expense, and terminate your right of occupancy.

By signing this application, you are directing and authorizing **Paine-Anderson Properties, Inc** as the Management Company for the Community you are applying for; to verify the information you've provided and obtain additional background information about you through any means, including using a third-party consumer reporting agency. You further direct and authorize Paine-Anderson Properties, Inc. to obtain from any law enforcement agency, present or past employer or supervisor, landlord (as allowed by law), finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that any such entities may have concerning your status as a registered sex offender (as allowed by law), criminal history (as allowed by law), motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature. Preparation of all consumer reports and investigative consumer reports will follow federal, state, and local laws and regulations.

You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any consumer report or investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained about tenants is an investigation into your prior rental history (as allowed by law), education, and employment.

Authorized/Acknowledged by:

Applicant Signature

Print Name

Date: _____

PET ADDENDUM FOR HOA ONLY

Consent is hereby granted to Tenant(s) to keep the described pet(s) on the leased premises, provided the below listed conditions are abided by the Community Rules and Regulations:

1. ONLY PET(S) SPECIFICALLY ON THIS AGREEMENT ARE ALLOWED AND SUCH PET MUST BE PRE-APPROVED BY THE BOARD OF DIRECTORS (BOD) PRIOR TO BRINGING PET ON THE PREMISES.
2. Pet(s) must be kept on a leash at all times while it is outside of the premises. PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME. Tenant(s) agrees to fully indemnify the Community Association, for any damages arising out of injury to another person or to another pet by the pet(s). Pet(s) must not be tied or kept outside door, in the hallways or on the balcony or lanais, if applicable.
3. In the event any pet(s) has offspring, Tenant(s) will be in immediate breach of this agreement. All Pet(s) must weigh under the weight limit of **25 lbs.** at all times.
4. Tenant(s) may be assigned a designated area to walk pet and Tenant(s) must walk pets in that area only. Tenant(s) is responsible for immediately cleaning up after pet(s) and must do so.
5. Tenant(s) will be responsible for FULL replacement and/or repair cost of any other items damaged in any way by pet(s). Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of pet(s).

Applicant(s) agree that approval or denial of all pets(s) is at the sole discretion of the Community Association BOD. The BOD reserves the right to withdraw consent at any time by giving the Tenant(s) 7 days written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other residents or homeowners or employees of Management Company. In the event the pet(s) are not removed after notice, Tenant(s) will be subject to eviction. Tenant(s) agrees that keeping a pet on the premises is a revocable privilege and not a right.

DESCRIPTION OF PET(S)

Type _____ Breed _____ Color _____ NAME _____ LBS _____

Type _____ Breed _____ Color _____ NAME _____ LBS _____

_____ APPLICANT _____ PROPERTY MANAGER/BOD

_____ APPLICANT _____ DATE