
Reflection Lakes at Naples Condo 1 Association, Inc.



RENTAL OR LEASE APPLICATION

Dear Rental Applicant:

On behalf of the Board of Directors of Reflection Lakes at Naples Condo 1 Association, we want to thank you for your interest in our community. As you review and complete the application on the following pages, we want to remind you of a few overall guidelines for our rental requirements. If you have any questions about these guidelines, please contact the resident homeowner and they can reach out to our property management company, Allied Property Group, for further guidance.

-- The Board of Directors Reflection Lakes at Naples Condo 1 Association

Guidelines for Rent / Lease Applications

- Minimum credit score of 680
- No delinquencies or bankruptcies on credit history
- No collections
- Minimum of 18 months on current job
- Income verification is required. Please submit one of the following documents: previous year 1040, last three paycheck stubs or letter of employment verification
- No convictions of a crime involving violence to persons, crime demonstrating dishonesty or moral turpitude or any felony discovered on the background check.
- References and a copy of the proposed lease agreement.
- An escrow fee or RLN Condo 1 security deposit of \$2000 for an annual rental (\$500 for seasonal rental), in addition to the landlord security deposit and \$150 application fee. The checks for the RLN Condo security deposit and the application fee must be made separate and payable to Reflection Lakes at Naples Condo 1 Association.
- An applicant screening fee of \$75 per adult will be required and payable to Allied Property Group.
- Minimum lease term is 30 days and maximum term one year with renewal application mandatory for approval/denial by RLN Condo 1 Association Board.
- Unit owner or representative intending to rent/lease a condo unit shall submit application and requested information with fees at least 20 days in advance of the commencement of the rental/lease.
- Renewals must be submitted at least 60 days prior to lease end.
- A renter or guest may not have pets.

REFLECTION LAKES AT NAPLES 1 CONDO ASSOCIATION, INC.
RENTAL APPLICATION

Please refer to the current condominium association guidelines for rental applicants that accompany this application.

RENTAL LOCATION & TERM

Street Address and Unit #: _____

Owner of Residence: _____

Term of Lease from: _____ To _____

PRIMARY APPLICANT INFORMATION

Primary Applicant Full Name: _____

Social Security Number: _____ Date of Birth: _____

Present Address: _____

City: _____ State: _____ Present Zip: _____

U.S. Citizen? ☐ Yes ☐ No If no, please submit a copy of residency authorization or passport photo.

Email Address: _____

Cell Phone Number: _____

Applicant Driver License #: _____

Employer (If self employed, describe business): _____

Employer Address: _____

Employer Phone: _____

Name of Supervisor: _____

CO-APPLICANT INFORMATION

Co-Applicant Full Name: _____

Social Security Number: _____ Date of Birth: _____

Present Address: _____

City: _____ State: _____ Present Zip: _____

U.S. Citizen? ____ Yes ____ No If no, please submit a copy of residency authorization or passport photo.

Email Address: _____

Cell Phone Number: _____

Co-Applicant Driver License #: _____

Employer (If self employed, describe business): _____

Employer Address: _____

Employer Phone: _____

Name of Supervisor: _____

OTHER FAMILY MEMBERS TO OCCUPY UNIT DURING RENTAL

[All occupants 18 years of age or older must provide their date of birth and Social Security number for background check purposes.]

Name	Relationship	DOB	SS #
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VEHICLE INFORMATION FOR APPLICANT (S)

Make of Car

Year

License #

State

CHARACTER REFERENCES

Name: _____ Phone : _____

Address: _____

Name: _____ Phone: _____

Address: _____

EMERGENCY CONTACT INFORMATION FOR APPLICANT

*In the event that the Condo Association needs to contact someone on your behalf in
the case of an emergency, please provide details*

Name: _____ Phone : _____

Relationship: _____

CONTACT FOR LEASE APPROVAL

Whom should the Board contact for application approval or further questions?

Name: _____ Phone : _____

Email: _____

IMPORTANT INFORMATION FOR THE APPLICANT AND CO-APPLICANT

By completing and signing this application, we represent that the information provided is complete and true and agree that any misrepresentation in this application will justify automatic rejection. We consent to additional inquiry concerning this application, and if requested, will agree to an appearance before the Board of Directors for further questioning.

Additionally, we understand and agree to the following general conditions:

- Reflection Lakes at Naples Condo 1 units may be leased for a minimum of thirty (30) days up to three (3) times in a calendar year for a maximum period of one year.
- Reflection Lakes at Naples Condo 1 Association requires a common area security deposit in the amount of \$2000 for annual rentals (\$500 for seasonal rentals) made payable to Reflection Lakes of Naples Condo 1 Association. There is an additional application fee of \$150 made payable to Reflection Lakes of Naples Condo 1.
- Renters/Lessee's nor their guests may have pets
- A criminal background/credit screening (680 or higher required) will be done and give my approval for this. There is a \$75 charge per adult for the background screening. The fee is \$100 per adult for Canadian citizens. Make the check payable to Allied Property for the screening. For other international screenings, please call Allied for the cost.
- We have read the documents, by-laws and house rules of Reflection Lakes at Naples Condo 1 Association, Inc. and agree to comply therewith if this application for approval to lease is approved.

SIGNATURES OF APPLICANTS

Applicant Signature : _____ Date: _____

Co-Applicant Signature: _____ Date: _____

BOARD REVIEW

____ Approved Signature of Board Member: _____ Date: _____

____ Denied Signature of Board Member: _____ Date: _____

RETURN APPLICATION & CHECKS TO:
ALLIED PROPERTY GROUP
12689 NEW BRITTANY BLVD, UNIT 3W
FORT MYERS, FL 33907
ATTN: M. MONGES