



SERENADE

SERENADE ON PALMER RANCH HOMEOWNERS ASSOCIATION, INCORPORATED APPLICATION FOR APPROVAL OF LEASE, OCCUPANCY, SALE OR TRANSFER

All applications must be submitted 15 days prior to move in date.

This application must be approved by the Board **PRIOR** to acceptance of the closing of a sale, signing of any agreement to lease, transferring Ownership or allowing occupancy for greater than 30 days when the owner will not be present.

FOR TENANTS ONLY- Please attach a check for the non-refundable fee of \$100.00 FOR EACH OCCUPANT other than husband/wife or parent/dependent child (under 18), which are considered one applicant to this application, made out to Serenade on Palmer Ranch. **INTERNATIONAL APPLICANT FEE IS \$165.00.** Acceptance of this fee does not in any way constitute approval of this application. This form must be completed in its entirety.

A background check will be performed on every adult (18yrs and older). Please complete the appropriate background release form along with a current photo ID (State issued ID or Driver's License or Passport).

Once approved an **orientation is required prior to moving into the residence** to include agreement of owner or tenant to abide by all Association Documents and Rules.

→ → Please attach a copy of the proposed lease or purchase agreement.

In no event shall a unit be leased for a term of less than 6 months with a limit of not more than 2 leases in a calendar year.

IMPORTANT! Leases must contain the following language:

Pursuant to Section 17.8(b) of the Declaration of Condominium governing Serenade on Palmer Ranch, owner agrees and tenant understands that, should the owner default in payment of monthly assessments, the Association may ask and the tenant agrees to pay all rents directly to the Association until such assessments are current.

Owners are fully responsible for the actions of their tenants and pass all usage rights to their tenants during the leasing period. Owners may be subject to fining for tenants violating Serenade rules and regulations and/or for moving tenants in without following the procedures outlined in this application.

Any false, misleading or obvious omission of required information shall be sufficient cause for the Association to decline this application and/or take legal action for damages or for injunctive relief, or both, in addition to the remedies provided by Statute and common law. In any such legal or equitable action or proceeding, the prevailing party shall be entitled to recover his costs and expenses, including reasonable attorney's fees to be determined by the court, including Appellate proceedings.

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Requesting approval to (circle and/or complete one):

Lease from (date) _____ to (date) _____

Sale/Transfer target closing date _____

Building # _____ Unit # _____

Provide the information about each individual who will own and/or reside in the unit: (Purchasers must attach an additional sheet of paper with this information for each person named on the deed)

Name of Current Owner/Manager _____ Phone# _____

Applicant's full name(s): _____

Current phone number(s): _____

Email: _____

Current address: _____ Own/Rent: _____

City, State, Zip: _____

Employer: _____ Phone: _____

Have you ever been convicted of a felony? (Y/N) _____

Are you or have you ever been registered as a sex offender? (Y/N) _____

NAMES OF ALL THOSE WHO WILL BE OCCUPYING YOUR UNIT MORE THAN 30 DAYS PER YEAR.

NOTE: APPLICATION IS REQUIRED FOR ALL OCCUPANTS OVER THE AGE OF 18 YEARS.

Name: _____ Age _____ Relationship to applicant: _____

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_____ **I have attached the Pet Registration form OR _____ I do not have a pet.**

_____ **Lessee** Pursuant to Section 17.8(b) of the Declaration of Condominium and the Rules and Regulations governing Serenade on Palmer Ranch should the owner default in payment of assessments, if required to do so, I agree to pay all rents directly to the Association to be applied to unpaid assessments until current.

Applicant: _____ Date: _____

Approved by the Board of Directors or Managing Agent: _____ Date _____