

LEASE APPROVAL APPLICATION

PEBBLE SHORES CONDOMINIUM ASSOCIATION

\*\*\*A minimum of TWENTY (20) days is required to process an application. This period begins when the fully completed application together with all required attachments, are received in legible condition in the office of the property management.\*\*\*

Return to: c/o Waterways Association Management
2180 Immokalee Road Ste 309
Naples, FL 34110
Tel: 239-348-3030

Incomplete applications will be returned. Please type or print clearly all requested information.
Accompanying this application must be:

- 1. A copy of the Lease Agreement (signed by applicant and unit owner)
2. Two letters of personal reference (ONLY REQUIRED FOR LONG TERM LEASES OF MORE THAN 4 MONTHS)
3. A non-refundable application fee (check or money order) in the amount of \$50.00 made payable to Waterways Association Management.
4. For all new applicants a \$30.00 screening fee is required per adult payable to Waterways Association.
5. For all returning seasonal renters a \$30.00 screening fee will be applied every 5 year term.

Name of current Owner: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ SSN \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ SSN \_\_\_\_\_

Applicants Email Address: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Current Home Address: \_\_\_\_\_

Street Number/Name City State, Zip Code

It is my intention to Lease Unit #: \_\_\_\_\_ At Address: Pebble Shores Dr, and hereby request approval by the Pebble Shores Condo Association.

Starting: \_\_\_\_\_ Ending: \_\_\_\_\_ \*MINIMUM TERM IS ONE MONTH. MAXIMUM ONE YEAR\*
\*\*NO MONTH TO MONTH LEASES PERMITTED\*\*

Leasing Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Citizen of U.S. Yes No if no, submit a copy of the residency authorization or passport photo.

Address of previous Unit rented in Pebble Shores: \_\_\_\_\_ When: \_\_\_\_\_

Listed below are two character references. These persons are not related to me, nor are they a party to this lease transaction. If this is a lease for more than four months: (a) I am attaching their reference letters, as required by the Association; (b) one of the references is the landlord or rental office of my last rented apartment. References are not required for returning seasonal renters.

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ State & Zip: \_\_\_\_\_  
 Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ State & Zip: \_\_\_\_\_

**In addition to the applicant(s), the following persons will occupy the unit on a full time basis:**

<u>Name</u>	<u>Relationship to Lessee</u>	<u>Age</u>
1. _____	_____	_____
2. _____	_____	_____

Note: Condominium Documents specify that “each condominium unit shall be occupied by a single family, as residence, and for no other purpose whatsoever” and “in no event shall occupancy exceed two (2) persons per bedroom and/or den.” Subsequent changes to this occupancy information must be reported to the Association (e.g. children, parents or relatives moving in with you).

The following regulations are listed for your particular attention, and require all applicants’ initials, indicating your full awareness. They may be discussed in personal interview.

\_\_\_ I understand that I am not allowed to sub-lease my unit.

\_\_\_ House guests who remain in unit for more than 30 consecutive days will be considered residents and must be registered by the owner or lessee occupying the unit.

\_\_\_ I understand that I or my guests, are not allowed to park trucks (of any size or type), motorcycles, boats, trailers, RV’s, or commercial vehicles in Pebble Shores. Descriptions of commercial vehicles include but are not limited to: vehicle without windows on all passenger sides of vehicle; vehicle without passenger seats; vehicle displaying messages or signs (permanent or removable) anywhere on the vehicle.

\_\_\_ I understand that I must register my vehicles (max 2 per unit) and properly display the issued parking permits, and must do the same for any overnight guest’s vehicles.

\_\_\_ I understand that walkways, entranceways, entrance balconies, stairways or railings shall only be used for the purpose intended and they shall **NOT** be used for storing lawn chairs, shaking or hanging garments, towels, rugs, plants or other objects. (See Rules & Regulations 3.9)

\_\_\_ **I understand that tenants are not permitted to have pets.**

\_\_\_ I understand that children must be supervised while they are in Common Areas.

\_\_\_ I understand and agree that the Association, in the event it approved this lease, is authorized to act as the owner's agent, with full power and authority to take whatever action it deems necessary, including eviction, to prevent violations by lessees and their guests, of provisions of the Documents and the Rules and Regulations of the Association.

\_\_\_ **I acknowledge receipt of a copy of the Rules, Regulations and Guidelines of Pebble Shores, and that I have read them and agree to abide by them. I am also aware of, and agree to abide by, the Declaration, Articles, and By-Laws of the Pebble Shores Condominium Association, Inc.**

In order to facilitate consideration of this application, I/We represent that the following information is true and correct, and agree that any misrepresentation of the facts in this application will justify its automatic rejection. **I/We consent to further inquiry concerning this application, including a background check.**

**I (we) the undersigned have read, understood and agree to all of the statements above.**

**Applicant Signature:** \_\_\_\_\_ **Printed Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Applicants Signature:** \_\_\_\_\_ **Printed Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**ATTACHED** ( ) Lease Agreement; ( ) Reference Letters (long term lease only); ( ) Application Fee

**DATE**

**APPROVED**

**DISAPPROVED**

\_\_\_\_\_  
Board of Directors/Property Manager