



# WESTMINSTER COMMUNITY ASSOCIATION

## LEASE APPLICATION

PROPERTY ADDRESS \_\_\_\_\_ OWNER NAME & PHONE \_\_\_\_\_

This application must be submitted to the Westminster Community Property Manager, 2001 Oxford Ridge Circle, Lehigh Acres, FL 33973 at least 10 days prior to the start of any new lease or a lease renewal with a signed copy of the lease agreement and a \$100 application fee (unless for a returning rental, then the fee is \$50) made payable to **Westminster Community Association**. NO TENANT OR LESSEE MAY MOVE INTO OR OCCUPY A UNIT NOR SHALL ANY OWNER PERMIT A TENANT OR LESSEE TO MOVE IN OR COMMENCE OCCUPANCY WITHOUT OBTAINING AN APPROVED APPLICATION FROM THE ASSOCIATION. IN ADDITION, A \$40 FEE WILL BE CHARGED FOR EACH BACKGROUND CHECK FOR THOSE PERSONS OVER THE AGE OF 18. \$71 FOR A CANADIAN & SOME STATES that do not report to the Nationwide database. (Unless it is a lease renewal or returning applicants)

- No rentals are permitted for less than a month's duration
- Limited to single family residency
- Occupation limited to Lessee and his/her immediate family

Lease dates from: \_\_\_\_\_ to \_\_\_\_\_

NAME OF APPLICANT (1) \_\_\_\_\_ DOB \_\_\_\_\_ Drivers License# \_\_\_\_\_

PRESENT ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ How long \_\_\_\_\_ Own \_\_\_\_\_ Rent \_\_\_\_\_ Email \_\_\_\_\_

NAME OF APPLICANT (2) \_\_\_\_\_ DOB \_\_\_\_\_ Drivers License# \_\_\_\_\_

PRESENT ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ How long \_\_\_\_\_ Own \_\_\_\_\_ Rent \_\_\_\_\_ Email \_\_\_\_\_

ADDITIONAL OCCUPANT \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ AGE \_\_\_\_\_

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### PLEASE PROVIDE VEHICLE INFORMATION

MAKE \_\_\_\_\_ YEAR \_\_\_\_\_ STATE \_\_\_\_\_ TAG# \_\_\_\_\_

MAKE \_\_\_\_\_ YEAR \_\_\_\_\_ STATE \_\_\_\_\_ TAG# \_\_\_\_\_

(If applicable) Name and Breed of Pet \_\_\_\_\_

### CREDIT AND PERSONAL HISTORY

HAVE YOU EVER FILED FOR BANKRUPTCY? \_\_\_\_\_ HAVE YOU EVER BEEN EVICTED \_\_\_\_\_ ARE YOU CURRENTLY A PARTY TO A LAWSUIT \_\_\_\_\_

ARE THERE ANY JUDGMENTS AGAINST YOU \_\_\_\_\_

PLEASE EXPLAIN BELOW ANY YES ANSWERS \_\_\_\_\_

### **OWNERS' ACKNOWLEDGMENT AND CONSENT**

The owners of the unit proposed to be leased acknowledge that notwithstanding that they are leasing their property; it is they who shall continue to be responsible and liable for any and all violations by their tenants, licensees, invitees or guests, and by the guests, licensees and invitees of their tenants, at any time.

Owners further agree that in the event there is a default under the lease as a result of a breach of any condominium or HOA rules or regulations or covenants that the Owners shall take immediate steps to terminate the lease and evict the applicants. Further, the Owners hereby agree to hold the Association and its Property Manager and background check company free, harmless and indemnified from any and all costs, damages, fees, and expenses of any kind whatsoever in connection with this proposed rental.

Owner signature \_\_\_\_\_ Agent's signature (if applicable) \_\_\_\_\_ Date \_\_\_\_\_

### **APPLICANTS ACKNOWLEDGE, AGREE TO AND CONFIRM:**

- THAT THEY UNDERSTAND THAT WESTMINSTER IS A DEED RESTRICTED COMMUNITY AND THAT ALL ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE GOVERNING DOCUMENTS FOR THE WESTMINSTER COMMUNITY ASSOCIATION.
- THAT THEY HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS FOR THE COMMUNITY PERTAINING TO THE PROPERTY THAT THEY ARE REQUESTING TO LEASE.
- THAT A BREACH OF ANY TERM OF THE ABOVE REFERENCED DOCUMENTS OR RULES CONSTITUTES A DEFAULT UNDER THE LEASE AND THE ASSOCIATION MAY DEMAND TERMINATION OF THE LEASE
- THAT A MISSTATEMENT UNDER THIS APPLICATION OF LEASE SHALL CONSTITUTE A DEFAULT UNDER THE LEASE
- THAT AT NO TIME DURING THE TERM OF THE PROPOSED LEASE SHALL ANY PERSON WHO IS REQUIRED TO BE REGISTERED AS A SEXUAL PREDATOR/OFFENDER UNDER THE LAWS OF ANY STATE OR COUNTRY BE ALLOWED TO STAY OVERNIGHT.

APPLICANT'S SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_