

GRAND OAKS MASTER ASSOCIATION, INC.

25849 Frith Street Land O' Lakes, Florida

(813) 994 – 7049 Phone

(813) 907 – 1789 Fax

Single-Family Home Rental Application

Date _____

Address of Rental Property _____

Owner Name _____

Owner Mailing Address _____

Owner Home Phone Number _____ Owner Business Phone Number _____

Owner Fax Number _____ Owner Email Address _____

Length of Rental _____ Dates of Rental _____

APPLICANT INFORMATION

Name _____

Present Address _____ How Long? _____

Previous Address _____ How Long? _____

Married _____ Spouse's Name _____

Children? _____ How Many? _____ Ages? _____

Pets? _____ How Many? _____ What Kind? _____

Please list all other occupants of the home _____

YOUR EMPLOYMENT

Employer _____

Employer Address _____

Supervisor _____ Business Phone _____

How Long on Present Job _____

SPOUSE'S EMPLOYMENT

Employer _____

Employer Address _____

Supervisor _____ Business Phone _____

How Long on Present Job? _____

REFERENCES (include name, address and phone numbers)

Grand Oaks Member Reference

Personal References _____

Do you intend to operate a business from the home? _____ If so, what kind? _____

Do you own a commercial vehicle? _____ Describe _____

Do you own a recreation vehicle? _____ Describe _____

THE FOLLOWING CONDITIONS APPLY TO RENTAL OF A HOME WITHIN THE GRAND OAKS COMMUNITY:

- Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. Individual rooms of a home may not be leased on any basis.
- All lease agreements shall be in writing. A copy of all lease agreements shall be provided to the Association.
- All lease agreements, together with an application signed by both the owner and tenant, in a form approved by Association, shall be submitted to association at least seven (7) days prior to commencement of the lease term.
- The owner shall pay the lease application fee prescribed by the Association. **APPLICATION FEE \$25.00**
- The owner shall conduct a background check on each prospective tenant at such owner's cost and expense and at the request of association shall provide such background check to the Association.
- **No lease agreement may be for a term of less than one (1) year.**
- No home may be leased more than two (2) times in any calendar year unless otherwise approved by Association in the case of hardship.
- The tenant, as part of the lease agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules & Regulations and all policies adopted by Association.
- The owner shall agree to remove, at the owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the Rules & Regulations and any other policies adopted by Association. Should the Owner fail to perform his or her obligations under this section, the association shall have the right, but not the obligation, to evict such tenant and the costs of same shall be the responsibility of owner.
- All lease agreements shall require the home to be used solely as a private single family residence.
- Each lease agreement shall contain a uniform attachment incorporating provisions that require the tenants to abide by the Declaration & Bylaws, Rules & Regulations of the Association which govern the home. The Uniform Lease Exhibit shall contain other provisions deemed necessary by the Board of Directors from time to time. Failure to incorporate such Uniform Lease Exhibit into the terms of any lease shall cause such lease to be void; and each lease agreement shall contain the Uniform Lease Exhibit designating the Association's duly authorized officer as the Owner's attorney-in-fact for the purpose of and with the authority to terminate any such Lease Agreement in the event of violations by the tenant of any covenant; provided, however, the Association first shall give the owner notice of such violations and opportunity to terminate such lease agreement within ten (10) days of such notice by Association.
- The maximum number of tenant occupants per home shall be: 2 bedrooms – 4 persons; 3 bedrooms – 6 persons; 4 bedrooms – 8 persons.
- **Each owner shall collect from their respective tenant and remit to association a security deposit in the amount of \$200.00, to cover expenses related to the maintenance and repairs of the home and/or damage caused to the common areas by the tenant, members of the tenant's family, or the tenant's guests and invitees.** The association shall be entitled to apply the deposit to any tenant obligations in connection with the home, common area, or otherwise described in this Declaration; provided, that the tenant does not undertake obligations after notice from the association. Unless otherwise applied as provided herein, the deposit shall be returned to the owner upon termination of the lease term after the association receives notice of such termination. In the event that the owner does not comply with this section, the association may charge the deposit to the owner as an individual assessment. Notwithstanding anything to the contrary herein, the leasing of a home to a tenant and the collection of the deposit referred to herein from an owner shall not reduce or abate any owner's obligations pursuant to this Declaration, or give any owner the right to avoid any of the covenants, agreements, or obligations to be performed hereunder.

I understand that as a Lessee, I have received and read a copy of the Rules and Regulations, Covenants, Condition, and Restriction of The Association and agree to be bound by these Association Documents.

An application fee of \$25.00 and \$200 Security Deposit shall be submitted with the application prior to approval.

\$25.00 application fee received? _____ Date _____

\$200.00 security deposit received? _____ Date _____

Rental Application Approved Yes No

Signature of Grand Oaks Board Member or Authorized Managing Agent Approving Application

By Management Company _____(initials).

Homeowner's Signature

Date

Rental Applicant's Signature

Date