

THE PRESERVE AT LAKE THOMAS HOMEOWNERS ASSOCIATION, INC.
LAND O' LAKES, FLORIDA www.preserveatlakethomas.com
APPLICATION FOR PROPOSED LEASE OR RENTAL OF RESIDENCE

NOTE: A properly completed application must be received by Management at least ten (10) days prior to the proposed move in date. A copy of the lease must be attached along with the fully executed attached Association addendum. By signing the application. Applicants certify that they have read, understand, and will abide by the Declaration of the Subdivision, the By-laws and all Rules and Regulations, including the restrictions regarding pets, vehicles, parking, maintenance and lawn upkeep. Return application to: **Wise Property Management, 3903 Northdale Blvd. #250W Tampa, FL 33624. or email LCARVER@WISEPM.COM**

COPY OF LEASE MUST BE ATTACHED.

RESIDENCE ADDRESS _____

RENTAL RATE: \$ _____ / Month TERM _____ months (at least six) FROM _____ to _____

CURRENT UNIT OWNER _____ PHONE _____

UNIT OWNER MAILING ADDRESS _____

APPLICANT INFORMATION

NAME _____

NAME _____

OTHER ADULT OCCUPANTS _____

LAST ADDRESS OF APPLICANT _____

NUMBER OF MINOR CHILDREN _____ AGES _____

PHONE NUMBER _____

VEHICLE INFORMATION

VEHICLE #1 _____
YEAR MAKE MODEL TAG NO. STATE

VEHICLE #2 _____
YEAR MAKE MODEL TAG NO. STATE

NOTE: TRAILERS, BOATS AND COMMERCIAL VEHICLES ARE NOT PERMITTED TO BE VISIBLE AT ANY TIME. STREET PARKING AND OTHER UNAUTHORIZED PARKING MAY RESULT IN IMMEDIATE TOWING.

PETS (Not to exceed a total of two) INDICATE CAT, DOG, BREED, AND WEIGHT

Applicant represents that all the above information is true and complete and authorizes the verification of same by reasonable means.

Signature Applicant Date Signature Applicant Date

APPROVED/DISAPPROVED

BY _____

NOTES: _____

DATE _____

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ADDENDUM TO APPLICATION FOR PROPOSED LEASE OR RENTAL OF RESIDENCE
ADDENDUM TO LEASE ENTERED INTO BETWEEN APPLICANT(S) AND OWNER(S)

The following language is hereby incorporated by reference, in full, into the written lease agreement that is entered into between the applicant(s) and owner(s) as if fully set forth in the written lease entered into by the owner(s) and applicant(s). The owner(s) and applicant(s) agree to be bound by the terms and conditions set forth in the following paragraphs.

A. The lessee agrees to abide and comply with all provisions of the Declaration, Bylaws, and rules and regulations adopted pursuant thereto. The Owner agrees to cause all occupants of his or her residence to comply with the Declaration, Bylaws, and the rules and regulations adopted pursuant thereto and is responsible for all violations thereof and resulting losses or damages caused by such occupants, notwithstanding the fact that such occupants of the residence are fully liable and may be sanctioned for any violation thereof. In the event that the lessee or a person living with the lessee violates the Declaration, Bylaws, or rule and regulation for which a fine is imposed, such fine shall be assessed against the lessee; provided, however, if the fine is not paid by the lessee within the time period set by the Board, the Owner shall pay the fine upon notice from the Association of the lessee's failure to pay the fine. Unpaid fines shall constitute a lien against the residence.

B. Any violation of the Declaration, Bylaws, or rules and regulations adopted pursuant thereto is deemed to be a violation of the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Florida law. The Owner hereby delegates and assigns to the Association, acting through the Board, the power and authority of enforcement against the lessee for breaches resulting from the violation of the Declaration, By-Laws, and the rules and regulations adopted pursuant thereto, including, without limitation the power and authority to evict the lessee on behalf of and for the benefit of the Owner, in accordance with the terms hereof. In the event the Association proceeds to evict the lessee, any costs, including attorneys' fees and court costs, associated with the eviction shall be specially assessed against the residence and the Owner thereof, such being deemed hereby as an expense which benefits the leased residence and the Owner thereof.

C. The Owner transfers and assigns to the lessee, for the term of the lease, any and all rights and privileges that the Owner has to use the Common Area, including, but not limited to, the use of any and all common facilities and amenities.

Signature Applicant

Date

Signature Applicant

Date

Owner Signature

Date

Owner Signature

Date