

STONE EDGE CONDOMINIUM ASSOCIATION RESIDENTIAL RENTAL/LEASE POLICY AND RULES

(X. Use Restrictions... (J. Leasing): By use of an approved lessee, entire apartments may be rented provided occupancy is only by the lessee and his family, their servants and guests. No room may be rented except as part of an apartment or to another apartment owner, and no lessee will be permitted for less than one (1) month.

1. The prospective lessee application and required information shall be submitted to the Stone Edge Condominium Association, Inc. not less than (15) fifteen days in advance of the beginning date of the lease period.
2. The Owner, or his/her agent, shall submit a completed Lease Application form that is available from the Stone Edge Condominium Association Inc., management company or (down-loadable document in pdf form from www.dzigrossibc.com), together with the \$100.00 pre-paid non-refundable application fee, fifteen days in advance of the beginning date of the lease period, showing the following:
 - a) The name and previous address of the lessee;
 - b) Contact Information; i.e. phone number(s); emergency contact and/or references;
 - c) The name, date of birth, social security number, driver's license of all adults 18 years or older who will reside at the premises;

The Board of Directors by majority vote may disapprove the lease for Good Cause if a person is a convicted felon, is on the Sexual Offender List or on the Police Sexual Predator list. Misdemeanor convictions pertaining to Domestic Battery will be deemed as good cause, and will result in disapproval.

Stone Edge Condominium Association, Inc. shall not violate the **Fair Housing Act** that is a federal law that prohibits discrimination in home sales, financing, and rentals based on race, color, religion, sex or national origin. In **Florida**, Fla. Stat. §§ 760.20-760.60 also prohibits discrimination based on race, color, national origin, sex, disability, familial status or religion.

**STONE EDGE CONDOMINIUM ASSOCIATION, INC.
LEASE APPLICATION CHECKLIST**

TENANT NAME(S) _____

PROPERTY ADDRESS: _____ UNIT # _____

LEASE PERIOD - From: _____ To: _____

- () Completed and signed STONE EDGE CONDOMINIUM ASSOCIATION INC. LEASE APPLICATION for all rentals. A \$100.00 pre-paid (non-refundable) application/ processing fee for each rental is required at the time of submission. **Make checks or money orders payable to: STONE EDGE CONDOMINIUM ASSOCIATION, INC.** A \$50.00 fee will be assessed for each additional occupant over 2.
- () Completed and signed BACKGROUND CHECK CONSENT form for each tenant in the residence 18 years or older. **Canada or states that do not report to the Nation-wide database may be subject to a small increase in cost and a longer than normal turn-around time for background check completion. * **Former residents and/or consecutive renewals: Background checks will be required every 24 months.**
- () Funds for the Lease Application Processing fee and background check(s) must be in the form of a money order or cashier's check and made payable to Stone Edge Condominium Association, Inc. and be accompanied by a **COPY OF THE LEASE for all rentals.**

Please include a CLEAR copy of a driver's license for all applicants to ensure a smooth process. **All paperwork must be completed and signed prior to submission for approval; and, submitted to the: Stone Edge Condominium Association, Inc. P.O. Box 416, Lehigh Acres, FL 33970, no later than 15 days before the lease date. Applicant may not move in until applicant is Approved, no exceptions.**

Please note ALL VEHICLES MUST BE IN THE SPACE PROVIDED BY THE LESSOR

Who/Where should we notify you when approved? _____
(Owner, Realtor, or Management for address)
Phone: _____
Email: _____

PROPERTY MANAGER CHECKLIST:

DATE APPLICATION RECEIVED: _____ INITIALED: _____
APPLICATION FEE REC: _____
BACKGROUND CHECK ORDERED: _____ BACKGROUND CHECK RECEIVED: _____

BOARD REVIEW DATE: _____
APPROVED _____ DENIED _____ INITIALED: _____

COMMENTS: _____

**STONE EDGE CONDOMINIUM ASSOCIATION INC.
LEASE APPLICATION**

PROPERTY ADDRESS: 10 Beth Stacey Blvd, Unit #

OWNER NAME: _____ PHONE: _____ Email: _____

This application must be submitted to the Stone Edge Condominium Association Community Association, P.O. Box 416, Lehigh Acres, FL 33970 at least 15 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 made payable to: Stone EDGE CONDOMINIUM ASSOCIATION, INC.

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 APPROVAL FROM THE ASSOCIATION HAS BEEN GRANTED.

- \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 PERIOD - From: _____ To: _____

NAME OF APPLICANT (1): _____ DOB: _____ Driver's License#: _____

PRESENT ADDRESS: _____

PHONE: _____ How long: _____ Own: _____ Rent: _____ Email: _____

NAME OF APPLICANT (2): _____ DOB: _____ Driver's License#: _____

PRESENT ADDRESS: _____

PHONE: _____ How long: _____ Own: _____ Rent: _____ Email: _____

ADDITIONAL OCCUPANT _____ RELATIONSHIP _____ AGE _____

ADDITIONAL OCCUPANT _____ RELATIONSHIP _____ AGE _____

PLEASE PROVIDE VEHICLE INFORMATION

MAKE/MODEL: _____ YEAR: _____ STATE: _____ TAG#: _____

MAKE/MODEL: _____ YEAR: _____ STATE: _____ TAG#: _____

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 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 rules, 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 STONE EDGE CONDOMINIUM ASSOCIATION, INC. IS A DEED/AGE RESTRICTED COMMUNITY AND THAT ALL ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE GOVERNING DOCUMENTS FOR STONE EDGE CONDOMINIUM ASSOCIATION, INC.
- 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, _____

APPLICANT'S SIGNATURE: _____ DATE, _____

STONE EDGE CONDOMINIUM ASSOCIATION, INC.
BACKGROUND CHECK CONSENT

APPLICANT AUTHORIZATION:

I, the undersigned, authorize the Stone Edge Condominium Association Inc. and its Property Management Company or background check company to obtain an investigative consumer report including but not limited to a criminal record search and registered sexual offender search. I authorize the release of information from previous or current landlords, employers and bank representatives. This information is for resident screening purposes only and is confidential. This information will be compiled from sources believed to be reliable but the accuracy of which cannot be guaranteed. I hereby hold the Stone Edge Condominium Association, Inc., its property management company and its agents free and harmless of any liability for any damages arising out of any improper use of this information.

Applicant's Signature: _____ Date: ____/____/____

APPLICANT INFORMATION:

Applicant's Name: _____ SS # _____

Birth Date: ___/___/___ Driver's Lic. #: _____ Phone: _____ Cell: _____

***** Residential History *****

Present address: _____ City: _____ County: _____ St: _____ Zip: _____

Landlord/Owner: _____ Telephone: _____

Past address: _____ City: _____ County: _____ St: _____ Zip: _____

Landlord/Owner: _____ Telephone: _____

Vehicle Information:

Make & Model: _____ License: _____

Make & Model: _____ License: _____

Have you ever declared bankruptcy? _____ if so, when? _____

Have you ever had an eviction filed against you? _____ if so, please specify _____

Have you ever been charged with a felony? _____ if so, please specify _____

Have you ever been charged with a misdemeanor? _____ if so, please specify _____

Have you ever refused to pay rent/ broken a lease? if so, when and why

I, the undersigned applicant, affirm the information contained on this application is true and correct and authorize Florida Tenant Reporting Services, Inc. to verify all information contained in this application. Misstatements can be deemed reason for denial of occupancy. I also understand that this application is the property of Florida Tenant Reporting Services.

Applicant's Signature: _____

Date: / /

A Background Check Consent form must be filled out by each applicant over the age of 18 who will be residing in the rental unit and submitted with the Lease Application Checklist and the Lease Application to the Stone Edge Condominium Association, Inc. P.O. Box 416, Lehigh Acres, FL 33970.

STONE EDGE CONDOMINIUM ASSOCIATION, INC.

10 Beth Stacey Blvd, Lehigh Acres, FL 33936

P.O. Box 416, Lehigh Acres, FL 33970

Email: Stoneedgecondo@gmail.com

TO ALL CONDOMINIUM UNIT OWNERS, RENTERS AND RENTAL AGENCIES:

The board of Directors of this Condominium Association is desirous of keeping Stone Edge Condominium a beautiful and attractive place in which to live. Therefore, we are affirming the following Rules and Regulations for all unit owners and guests as follows:

These rules and regulations apply to all owners and guests at Stone Edge Condominium. Taken directly from the Declaration of Condominium and By-Laws along with Amendments. They must be read, understood and agreed to by all residents. Agreement to follow the rules and regulations will be shown by the signature below of the responsible household member(s).

USES OF UNIT: RULES AND REGULATIONS:

The uses of the units and the common elements shall be subject to restrictions set forth in rules and regulations promulgated and amended from time to time by the Board of Administrators with the approval of a majority of the unit owners. Such restrictions shall include, without limitation, the following:

A. Apartments – Each of the apartments shall be occupied by a single family, its servants and guests, as a residence and for no other purpose. Except as reserved to the developer, no apartment may be divided or subdivided into a smaller unit, nor any portion thereof sold or otherwise transferred without first amending the Declaration to show the changes in the apartment to be affected thereby.

B. Common Elements - The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the apartments. Common walks, hallways, and other common areas shall not be obstructed, lettered, defaced, or misused in any manner; and balconies, porches, terraces, and stairways shall be used only for the purpose intended and they shall not be used for hanging garments, or other objects or for cleaning or rugs or other household items. Any unit owner may display one, portable, removable, United States Flag, in a respectful way, regardless of any declaration rules or requirements dealing with flags.

C. Children – No children under the age of eighteen (18) years shall be allowed to remain as permanent residence in the condominium.

D. Pets – No pets shall be permitted.

E. Exterior – No curtain, blind, awning or glass, etc. shall be installed on any porch without the prior approval of the board of Administrators. An owner shall not individually paint or otherwise decorate or change the appearance of any portion of the exterior of his/her apartment. The installation of any individually owned appliance and any addition to the exterior of the building, including, but not limited to radio and television antennae, shall first require the approval of the Board of Administrators. Repairs to screening and screening supports shall be at the owner's expense, unless covered by Association insurance policy.

The Unit Owner must submit a request for modification for any exterior changes to the Unit no matter how large or small a change. Architectural Request Forms are available through the management office.

F. Carpeting – All apartments shall have floors covered with wall-to wall carpeting, except in the bathrooms, kitchens, and utility rooms, except as provided below. Hard floor surfaces (tile, marble, wood, etc.) may only be installed in areas other than bathrooms, kitchens and utility rooms upon prior written approval of the Board of Directors, which shall condition its approval on the unit owner's proof of the installation of appropriate sound-deadening material. Specifications for sound proofing of hard flooring must be approved in writing by the Board or its representative prior to installation, and then the installed sound proofing must be inspected and approved prior to installation of the hard flooring. The minimum sound proofing material that will be approved shall be of such kind and quality to achieve STC and IIC ratings of at least 47 in bathrooms and 52 in all other areas; as as the Board may further specify.

G. Alterations – No structural changes or alterations shall be made in any apartment without prior approval of the Board Administrators, in writing and the approval of the institutional first mortgagor of the first mortgage, if any, encumbering said unit, and no change shall be made which would adversely affect the structural soundness of the building in which said apartment is located.

H. Nuisances – No nuisance shall be allowed upon the condominium property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and the proper use of the property by its residence. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No apartment owner shall permit any use of his apartment or make any use of the common elements which will increase the rate of insurance upon the condominium property.

I. Lawful Use – No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof, shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of he property concerned.

J. Leasing – By the use of an approved lease, entire apartments may be rented provided the occupancy is only by the lessee and his family, their servants and guests. No room may be rented except as part of an apartment or to another owner, and no lease will be permitted for less than one (1) month unless approved by the Board of Directors.

K. Taxes – Real estate taxes against any apartment and personal property taxes on the furnishings shall be paid separately by the owner when the same shall become due and payable.

L. Prohibited Vehicles – Unless otherwise permitted in the rules and regulations of The Stone Edge Condominium Association, Inc. as may be amended from time to time, no all-terrain vehicle, truck, motorcycle, trailer, boat, camper, motor home, van, bus, commercial vehicle or other similar vehicle shall be permitted on the condominium property. In the event that there is a dispute concerning the type of vehicle, the State of Florida vehicle registration shall control. The Association shall have the right to authorize towing of any vehicles in violation of this rule with the cost to be bore by the violator.

M. Regulations – Reasonable regulations concerning the use of the condominium property may be made and amended from time to time, by the Board of Administrators of the Association provided however, that all such regulations and amendments thereto shall be approved by not less than two-thirds (2/3) of the represented votes of the Association before such shall become effective. Members not present at meetings considering such regulations and amendments thereto shall be furnished to all apartment owners and residents of the condominium upon request.

Please sign and return attached Rules and Regulations signature page.

Stone Edge Condominium Association, Inc.

The undersigned certifies that the above Stone Edge Condominium Association, Inc. rules and regulations are understood and agreed to, and will be obeyed by all residents and guests at:

(Address)

(Date)

(Signature)

(Date)

(Signature)

