

# EAST LAKE WOODLANDS CONDO VII ASSOCIATION

[www.elwcondo7.com](http://www.elwcondo7.com)

## LEASE AGREEMENT APPLICATION

Processing of this application requires \$100. fee and \$350. Security Deposit made to Condo VII Association. Deposit is held for the term of the lease and refunded only after it is determined that there is no damage to any common areas. The Board requires 15 working days from receipt of completed application and fee. This application will not be processed unless it is completely filled in, a copy of the Lease agreement & copy of lessee Drivers License is attached and a check for aforementioned fees made payable to: East Lake Woodlands Condo VII Association.

Tenant represents that the following information is true and correct and consents to further inquiry and investigation concerning the information supplied to any information which comes from that inquiry which is necessary for the approval of this application.

Tenant/Renter: \_\_\_\_\_

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

Previous Address (*if less than 1 yr*): \_\_\_\_\_

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

Employer: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Rent Occupancy Date: \_\_\_\_\_ to \_\_\_\_\_ Landlord/Owner: \_\_\_\_\_

Address & Unit #: \_\_\_\_\_

### **Contact information where this application is to be sent after approval:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### **Renter/Tenant References (non-relatives only):**

1) Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

2) Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

**Names of Persons that will occupy this unit (no more than 4 adults):**

- 1) \_\_\_\_\_ Birth Date: \_\_\_\_\_
- 2) \_\_\_\_\_ Birth Date: \_\_\_\_\_
- 3) \_\_\_\_\_ Birth Date: \_\_\_\_\_
- 4) \_\_\_\_\_ Birth Date: \_\_\_\_\_

**Emergency Contact (person to contact in case of an emergency):**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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**VEHICLES/AUTOMOBILES**

- 1) Make & Model: \_\_\_\_\_ Year: \_\_\_\_\_ Plate #: \_\_\_\_\_
- 2) Make & Model: \_\_\_\_\_ Year: \_\_\_\_\_ Plate #: \_\_\_\_\_

**PET INFORMATION** *(Limit 2)*

Type of Pet: \_\_\_\_\_ Weight: \_\_\_\_\_ Breed: \_\_\_\_\_ Tag#: \_\_\_\_\_

Type of Pet: \_\_\_\_\_ Weight: \_\_\_\_\_ Breed: \_\_\_\_\_ Tag#: \_\_\_\_\_

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Renter/Tenant states that he/she has received a copy of Rules and Regulations and that he/she has read these documents, understands their content and agrees to abide by all of the conditions and terms therein, and all reasonable future rules and regulations enacted thereafter officially by the Association.

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

➤ **Any change in occupancy may not occur without required Board approval.**

Mail Completed Application to: AmeriTech Community Mgmt., Inc.

24701 US Highway 19N, Suite 102  
Clearwater, FL 33763  
Phone: 727-726-8000

**Association Approval:**

**Print Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**CRIME FREE ADDENDUM**

EAST LAKE WOODLANDS CONDO VII ASSOCIATION, INC.  
AMERI-TECH PROPERTY MANAGEMENT, INC.

In consideration of the execution or renewal of a lease or transfer of ownership of the dwelling unit identified in the lease, or sales agreement. Owner and Resident agree as follows:

Resident, any members of the resident’s household or a guest or other persons affiliated with the resident:

**The tenant/resident as all times during the tenancy shall: Comply with all obligations imposed upon tenants/residents by applicable provisions of building, housing and health codes.**

**The tenant/resident shall comply with FS Chapter 83.52. Tenants obligations to maintain dwelling unit.**

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. “Drug related criminal activity” means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use and illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
2. Shall not engage in any act intended to facilitate criminal activity.
3. Shall not permit the dwelling unit to be used for, or to facilitate criminal activity regardless or whether the individual engaging in such activity is a member of the household or a guest.
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in FS Chapter 893, at any locations, whether on or near the dwelling unit premises.
5. Shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating any person on premises, assault, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, property management, or other tenant, or involving imminent or actual serious property damage, as defined in FS Chapter 83 and as defined in FS Chapter 893, Title XI, VI, Drug Abuse Prevention and Control.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the Provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of lease under FS Chapter 83 as provided in Civil Practice and Procedure, Enforcement of Right and duties; civil action. Unless otherwise provided by law proof of violation shall not require a criminal conviction but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

This ADDENDUM is incorporated into the Lease/Ownership Sales Agreement executed or renewed this (date): \_\_\_\_\_ between Owner and Resident, Landlord and Tenant, East Lake Woodlands VII Association, Inc. and Resident/Owner.

\_\_\_\_\_  
Signature of Landlord/Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Tenant/Resident

\_\_\_\_\_  
Date

**BACKGROUND INFORMATION FORM**

**Date:** \_\_\_\_\_

I / We \_\_\_\_\_, prospective tenant(s) / buyer(s) for the property located at  
\_\_\_\_\_

Managed By: \_\_\_\_\_ Owned By: \_\_\_\_\_

Hereby allow TENANT CHECK and or the property own / manager to inquire into my/ our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I/we understand that on my/our credit file it will appear the TENANT CHECK has made an inquiry I/we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK now or in the future.

**PLEASE PRINT CLEARLY**

<u>INFORMATION</u>			<u>SPOUSE / ROOMMATE</u>		
SINGLE: _____		MARRIED: _____	SINGLE: _____		MARRIED: _____
SOCIAL SECURITY NUMBER			SOCIAL SECURITY NUMBER		
FULL NAME			FULL NAME		
DATE OF BIRTH			DATE OF BIRTH		
DRIVER LICENSE #			DRIVER LICENSE #		
CURRENT ADDRESS			CURRENT ADDRESS		
HOW LONG?			HOW LONG?		
LANDLORD & PHONE			LANDLORD & PHONE		
PREVIOUS ADDRESS			PREVIOUS ADDRESS		
HOW LONG?			HOW LONG?		
EMPLOYER			EMPLOYER		
OCCUPATION			OCCUPATION		
GROSS MONTHLY INCOME			GROSS MONTHLY INCOME		
LENGTH OF EMPLOYMENT			LENGTH OF EMPLOYMENT		
WORK PHONE NUMBER			WORK PHONE NUMBER		
HAVE YOU EVER BEEN ARRESTED?		YES NO	HAVE YOU EVER BEEN ARRESTED?		YES NO
HAVE YOU EVER BEEN EVICTED?		YES NO	HAVE YOU EVER BEEN EVICTED?		YES NO
SIGNATURE:			SIGNATURE:		
PHONE NUMBER			PHONE NUMBER		

**TENANT CHECK HOURS OF OPERATION:**  
 MONDAY - FRIDAY: 9:00 am - 5:30 pm  
 SATURDAY: 11:00 am - 4:00 pm  
 All orders received after 5:00 pm (3:30 Sat) will be processed next business day.  
**TENANT CHECK FAX#: (727) 942-6843**

**IF THE WRONG SOCIAL SECURITY NUMER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE REPORT.**  
 Credit reporting service providing credit reports for Realtors/Property Managers/Apartment Complexes/Mobile Home Parks/Condominium Associations/Employers

FEDERAL LAW REQUIRES THE END USER TO MAINTAIN THIS FORM FOR A PERIOD OF FIVE (5) YEARS