

Lake Vista Residences Condominium Association, Inc.
7703 Lake Vista Court
Lakewood Ranch, Florida 34202

RENTAL APPLICATION

Please return this application to the above address with a non-refundable \$100.00 application fee payable to Lake Vista Residences Condominium Association, Inc. It must be received 14 days before leasing the unit.

RENTERS ARE REQUIRED TO ATTACH TWO (2) SEPARATE CHECKS TO THIS APPLICATION, A \$100 ADMINISTRATIVE FEE FOR THE MOVE-IN MOVE-OUT INSPECTION AND A REFUNDABLE DEPOSIT CHECK FOR \$1,000 BEFORE MOVING IN. AFTER A SUCCESSFUL MOVE-IN, A \$ 500 CHECK WILL BE REIMBURSED. WHEN THE UNIT IS SOLD, A \$ 500 CHECK WILL BE REIMBRUSED TO THE OWNER UPON SUCCESSFUL COMPLETION OF MOVE-OUT UNDER THIS AGREEMENT.

The undersigned proposes to lease a Lake Vista Residences Condominium, Bldg. No. _____ Unit No. _____ to _____ from _____ . The proposed

Lease dates are, _____, 20__ to _____, 20__.

Date	Owner Signature
Applicant	Co-Aplicant
Name: _____	Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Cell Number: _____	Cell Number: _____
Local Number: _____	Local Number: _____
DOB: _____	DOB: _____
Email Address: _____	Email Address: _____
Driver's Lic. # _____	Driver's Lic. # _____

ATTACH A COPY OF EACH INDIVIDUAL APPLICANT(S) DRIVER'S LICENSE(S).

Personal Reference: _____ Phone Number: _____

Personal Reference: _____ Phone Number: _____

Other person(s) who will occupy the unit with you:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Vehicle Information:

Pickup trucks longer than 17 ½ feet long are not permitted to park in the parking garage.

Make: _____ Model: _____ Year: _____ State: _____ Tag# _____

Make: _____ Model: _____ Year: _____ State: _____ Tag# _____

Has any proposed owner ever been convicted of a crime? _____

Have any proposed tenants ever been convicted of any crime involving violence to persons or property?

I have received and read a copy of the Declaration of Condominium, the Articles of Incorporation, the Bylaws, Rules and Regulations and General Information, and the Frequently asked Questions and Answer sheet of the Lake Vista Residences Condominium Association, Inc., and understand my responsibilities as an owner. I agree to abide by the provisions of said documents.

Date signed: _____ Signature of Applicant: _____

Telephone Number: _____

This application must be received 14 days before leasing the unit

I do hereby authorize with my (our) signature(s) to release of public records, credit reports, rental or lease information, and employment verification, whether by fax, verbal, photocopy, or original signature, to Lake Vista Residences Condominium Association Inc. Board of Directors and all its members now and in the future.

I agree to hold harmless Lake Vista Condominium Association Inc. Board of Directors and all providers of information on the prospective owner(s) stated above. In the event that the information provided by me (us) is found to be misleading and/or false, my acceptance of this purchase, whether determination is made before or after my date of sale, may be affected.

Date Signature of Applicant

Date Signature of Co-Applicant

Action by the Association:

_____ **Approved**

_____ **Disapproved**

Director or Authorized Agent: _____

Date: _____

Lake Vista Condominium Association, Inc.
7703 Lake Vista Court
Lakewood Ranch, FL 34202
941-388-8022
Ldonegan@accessdifferenc.com

MOVE-IN MOVE-OUT AGREEMENT

BY SIGNING THIS AGREEMENT, NEW RESIDENTS AGREE TO ATTEND A LAKE VISTA RESIDENCES BRIEFING SESSION *BEFORE* MOVING IN.

Under the adopted rules of the Association, the following procedure is agreed to by the signatory:

1. Before moving into a unit at Lake Vista, a \$1,000 deposit and a \$100 processing fee will be posted with the Association. Two checks will be provided and made to the Lake Vista Residences, one for \$1,000.00 and the other for \$100.00. After a resident successfully moves in, a Refund Request form will be completed, and the request will be emailed to the Management company for a refund of \$500.00. When a resident moves out, a \$500.00 check will be issued to them for a successful move-out. Failure to abide by this requirement (upon move-out) will result in forfeiture of the entire \$500.00 move-out deposit.

Residents moving into a furnished unit are not required to leave a deposit; however, they must sign and comply with this agreement.

2. Move-ins and Move-outs will be conducted Monday through Friday between 8:00 a.m. and 4:30 p.m. unless special arrangements are made through the On-site Manager. Please email the On-site Manager at Manager@lakevistacondos.com to schedule move-ins and move-outs.
3. Move-ins and Move-outs are defined as the bulk moving-in of building materials, furniture, furnishings, musical instruments, equipment, and boxes containing possessions, all requiring moving personnel, carts, two-wheelers, or other moving equipment. Moving in and moving out are also defined as the moving in or moving out of household goods not in bulk, for example, a couch, a chair, a pool table, a piano, a TV stand, an entertainment center, a bed, bedroom furniture, or equipment.
4. Immediately before the move-in, the Lake Vista On-Site Manager must be notified that the move-in is about to occur. The approximate move-in time will be prearranged with the Manager. Upon receiving this notice, the On-Site Manager will walk with the applicant and note any deficiencies.
5. Immediately after Move-in or Move-out has been completed, the applicant will contact the On-Site Manager. Within a reasonable amount of time, the Manager – walking with the applicant will re-inspect the premises. The Manager will note any damage, and the applicant or unit owner may receive a copy of the notation. Move-ins and Move-outs will be completed between 8:00 a.m. and 4:30 p.m. Monday through Friday. If the move-in is completed outside of regular business hours (8-4:30 Monday through Friday), the inspection will occur on the first business day following the completed move-in. It will be assumed that any damage is noted after the Move-in or Move-out has resulted from such Move-in or Move-out, even though the inspection may not have taken place until the next business day unless particular circumstances are reported to and agreed to by the On-Site Manager.

6. If no damage has occurred to the premises as described above, and all association rules have been complied with, the security deposits will be reimbursed.

Caution (see below)

7. The applicant and the unit owner may be subject to additional financial penalties for any damage to the common area elements during a move-in or move-out without complying with the above procedures.

Caution (see below)

BEFORE you MOVE IN or MOVE-OUT, you must meet with the onsite manager or maintenance technician and complete the process described above. Leaving a telephone message is not considered approval to begin move-in. If a telephone call is unanswered, call back until the on-site Manager is reached. The inspection must occur before and after move-in and before and after move-out.

To emphasize the above terms further, I agree to sign the Association FINAL CHECK document, which reiterates them for additional clarification.

Deposit Recap for new owners and renters:

\$1,000.00 Security Deposit

\$ 500.00 refundable after successful move-in

\$ 500.00 refundable after successful move-out

No deposit for moving into a FURNISHED UNIT:

Applicant Signature

Date

Applicant Phone Number

Planned Move-in Date

Applicant's Unit