



PLACID LAKE TOWNHOMES TENANT APPLICATION PACKET

Application for Property Address: _____

Application Checklist:

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- Application Processing Fee:** \$50.00 check or money order made payable to Placid Lake Townhomes, per adult applicant
- Background Screening Fee:** \$50.00 check or money order made payable to Bono & Associates, per adult applicant
- Tenant Application Form:** The five-page form (six including this checklist) can be used for up to two applicants. Please complete a separate form for additional adult applicants. Include the Addendum to Lease Application, Tenant Information, Tenant Certification, and background screening release form.
- Lease Agreement:** Please provide a copy of the lease agreement.

Please include the required payment, the completed application and a copy of a signed lease agreement between the tenant and landlord and mail or deliver to the following address:

Placid Lake Townhomes
c/o Bono & Associates,
766 N. Sun Dr., Suite #2000
Lake Mary, FL 32746

Office hours: Monday-Thursday 9:00 A.M.-12:00 P.M. and 1:00 P.M.-4:00 P.M.; Friday 9:00 A.M.-1:00 P.M.

(Should an agent be signing on behalf of an owner, an agent agreement between the owner and agent must be submitted as well.) The Association will review the application within 14 days upon receipt of all information. The tenant cannot move in prior to approval by the Association.

TO BE COMPLETED BY OWNER:

Owner Name	
Property Address	
Mailing Address	
Owner Phone	
Owner Email	
Proposed Lease Term	

I, _____, owner of the unit above, understand that it is my responsibility to inform tenant(s) of all Rules and Regulations of the Homeowners Association and will promptly evict tenants at the request of the Association should my tenants fail to adhere to the Rules and Regulations.

All violations by the tenant and/or co-tenant will be the responsibility of the owner; and signing below declares knowledge of said responsibility.

_____	_____	_____
Owner Name	Owner Signature	Date
_____	_____	_____
Co-Owner Name	Co-Owner Signature	Date

TENANT APPLICANT INFORMATION

Tenant Applicant #1:

Name	
Current Address, Start Month/Year	
Current Landlord Name and Phone	
Phone	
Email	

Tenant Applicant #2:

Name	
Current Address, Start Month/Year	
Current Landlord Name and Phone	
Phone	
Email	

Other Occupants:

Name	Age if Under 18

Pets – Limited to one dog or two cats, all under 20 lbs.:

Name	Breed	Color	Age	Weight

Vehicles:

Color	Year	Make and Model	Tag

Tenant Applicant References

Tenant Applicant #1:

Name	Relationship to Applicant	Phone

Tenant Applicant #2:

Name	Relationship to Applicant	Phone

TENANT APPLICANT CERTIFICATION

(To be signed by Tenant Applicants)

I/we, the tenant(s), hereby certify that I/we have received, read, and understand the Rules and Regulations for the Placid Lake Townhomes community and hereby agree to comply with the same.

I/we further agree to ensure that my/our family members, guests, and visitors will also comply with said Rules and Regulations, including any revision or amendments to the Rules and Regulations while I am/we are residing in the community.

I/we understand it is my/our responsibility to read all new communications regarding any revision to the Rules and Regulations and to govern myself/ourselves accordingly.

Tenant Applicant #1 Name

Tenant Applicant #1 Signature

Date

Tenant Applicant #2 Name

Tenant Applicant #2 Signature

Date

Placid Lake Townhomes Property Owners Association, Inc. LEASE ADDENDUM

THIS LEASE ADDENDUM is an addendum to that certain lease dated ("Lease") of townhome Lot (the "Lot") at Placid Lake Townhomes, by and between, owner(s) of the Lot (hereinafter called "Landlord"), and, (hereinafter called "Tenant(s)"), who comprise all of the Tenants residing at the above-referenced Lot governed by Placid Lake Townhomes Property Owners Association, Inc. (hereinafter "Association"). In consideration of the mutual covenants, promises and agreements contained in the Lease and herein, Landlord and Tenant hereby agree as follows:

1. Compliance with Condominium Governing Documents. Pursuant to Article X of the Declaration for Placid Lake Townhomes, Tenants’ right to use and occupy the Lot shall be subject and subordinate in all respects to the provisions of the Declaration for Placid Lake Townhomes, the Articles of Incorporation and Bylaws of Placid Lake Townhomes Property Owners Association, Inc. and all rules, regulations, and policy statements of the Association, and to such other rules and regulations as the Board of Directors of the Association may from time to time promulgate and as any of the foregoing may be lawfully amended from time to time (collectively the “Governing Documents”).

Failure to comply with the provisions of the Governing Documents shall, pursuant to Article X of the Declaration for Placid Lake Townhomes, subject Tenants to enforcement action as provided for in the Association’s Governing Documents and Chapter 720, Florida Statutes and shall further constitute a material breach of the Lease and grounds for eviction of Tenants pursuant to Chapter 83, Florida Statutes. Landlord and Tenant agree and acknowledge that Association is a third-party beneficiary of the Lease and this Addendum and in the event of a breach, after not less than seven (7) days’ notice to Tenants and Landlord, the Association shall have the power to take enforcement action to correct a breach and/or terminate the Lease and evict the Tenants.

Further, Landlord irrevocably appoints Association as its agent and attorney-in-fact for the limited purpose of effecting an eviction under Chapter 83, Florida Statutes.

The Tenants and/or Landlord shall pay all costs incurred by the Association to cure a breach or terminate the Lease and evict the Tenants, including the Association’s reasonable attorneys’ fees and court costs. In addition, Tenants’ failure to comply with the Governing Documents entitles the Landlord to initiate eviction proceedings and Landlord shall be entitled to all remedies available under the lease, lease addendum, Condominium Governing Documents and by law.

Remedies shall be deemed cumulative.

2. Receipt of Governing Documents. Tenants have received, reviewed, acknowledged and by their signature below agree to comply with the restrictions contained in the Governing Documents, including the Declaration for Placid Lake Townhomes, the Association’s Articles, Bylaws and rules, regulations and policy statements of the Association and hereby agree to abide by their terms.

3. Landlord Delinquency. In the event Landlord becomes delinquent in the payment of Association assessments and/or other monetary obligations, Landlord and Tenant agree that Association may, per Section 720.3085 Florida Statutes, demand and Tenants shall pay their rent to Association until all Landlord monetary obligations to the Association are satisfied in full. In addition, Tenants and Landlord agree that in the event Association files a foreclosure action to collect Landlord’s monetary obligations owed to the Association, Association may, per Section 720.3085 Florida Statutes, seek appointment of a receiver to collect all of Tenants rent until Landlord’s monetary obligations are satisfied.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement on the date

Date

Owner Signature

Co-Owner Signature

Tenant #1 Signature

Tenant #2 Signature



BACKGROUND SCREENING

I hereby authorize your company or any agent of your company, to contact any of my references, previous employers, companies, credit bureaus, corporations, law enforcement agencies, persons and educational agencies to supply any information concerning my background and criminal history. I also hereby release any of the above parties from any liability and responsibility arising from their doing so.

By your signature below, you hereby authorize us to obtain a consumer report and/or an investigative report about you.

Tenant Applicant #1

Applicant's Name: _____

Applicant's Address: _____

City/State/Zip: _____

Social Security Number: ____ - ____ - ____ Date of Birth: ____ / ____ / ____

Race: _____ Sex: _____

Drivers' License Number: _____

Applicant Signature: _____ Date: ____ / ____ / ____

Tenant Applicant #2

Applicant's Name: _____

Applicant's Address: _____

City/State/Zip: _____

Social Security Number: ____ - ____ - ____ Date of Birth: ____ / ____ / ____

Race: _____ Sex: _____

Drivers' License Number: _____

Applicant Signature: _____ Date: ____ / ____ / ____