

PARK LAKE VILLAS, INC.
A CONDOMINIUM ASSOCIATION
C/O GREYSTONE MANAGEMENT COMPANY
620 N. Wymore Road, Suite 270
Maitland, Fl. 32751
Phone: 407-645-4945 / Fax 407-645-5598

APPLICATION FOR LEASE

- A COPY OF THE FULLY COMPLETED PROPOSED LEASE BETWEEN OWNER AND TENANT MUST BE ATTACHED TO THIS APPLICATION ALONG WITH A **NON-REFUNDABLE** APPLICATION FEE OF \$150 PER PERSON OVER 18 YRS AND \$150 PER MARRIED COUPLE. Owner will deposit \$300 to the Association for potential damages.
- FEES MADE PAYABLE TO PARK LAKE VILLAS, INC.
- TENANT INTERVIEWS REQUIRED. ALLOW 2-4 WEEKS FOR PROCESSING AP.
- THIS APPLICATION WILL BE DENIED AND RETURNED TO APPLICANT FOR FAILURE TO ENTIRELY COMPLETE ALL FORMS.
- ALL LEASE APPLICATIONS ARE FOR A MINIMUM OF ONE (1) YEAR.
- IN NO EVENT SHALL UNITS BE OCCUPIED EITHER BY MORE THAN FIVE (5) PERSONS IN A 3 BEDROOM NOR MORE THAN FOUR (4) PERSONS IN A 2 BEDROOM UNIT. SEE DECLARATION SINGLE FAMILY UPDATES 2017.
- PETS: TWO (2) DOMESTIC ANIMALS (CATS, DOGS OR BIRDS) ALLOWED PER UNIT WITH WEIGHT NOT TO EXCEED 25 POUNDS EACH. ANIMALS MUST REMAIN IN THE UNIT AT ALL TIMES EXCEPT WHEN ON A LEASH WITH THE OWNER. DOG WALK AREA IS THE GRASSY STRIP ALONG GROVE STREET ONLY. NO PET ELIMINATING ON PLV PROPERTY.
- NO COMMERCIAL GRADE VEHICLES, HEAVY DUTY TRUCKS, TRAILERS, BOATS, RECREATIONAL VEHICLES, ETC. ARE ALLOWED ON THE PROPERTY AT ANY TIME. NO SIGNAGE ON VEHICLES. NO OVERSIZE VEHICLES OR "MONSTER TRUCKS".
- MOVING BOXES ARE TO BE BROKEN DOWN FLAT PRIOR TO BEING PLACED IN THE DUMPSTER. ANY NECESSARY DUMPSTER CLEANUP WILL BE BILLED TO THE UNIT OWNER. NO BUILDING MATERIALS, PAINT, APPLIANCES, CARPET, ETC. MAY BE PLACED IN OR NEAR THE DUMPSTERS. THERE ARE 3 DUMPSTERS ON PROPERTY. PLEASE DO NOT OVERFILL OR STACK AROUND DUMPSTERS.

THIS PORTION TO BE COMPLETED BY LESSOR/OWNER:

In compliance with the Declaration of Covenants and Restrictions of Park Lake Villas Inc. (PLV), I/we hereby serve notice that as owner(s) or agent of unit at address: _____, the undersigned intends to offer said condominium unit for lease.

**PARK LAKE VILLAS, INC.
A CONDOMINIUM ASSOCIATION**

I understand that the Association has the right to refuse this application with cause. I also understand it is my responsibility to provide the proposed tenant with a current copy of the Rules and Regulations. I can see www.parklakevillas.com for document. I will contact management if needed to obtain a current copy of the Rules and Regulations and will absorb all costs associated with their procurement. I understand the tenant interview with the Board of Directors cannot be scheduled until the tenant has had the opportunity to review and accept the Rules and Regulations of Park Lake Villas, Inc.

Said unit is to be leased for the period starting _____ and ending on _____, at a rental rate of \$_____ per month. (COPY OF FULLY COMPLETED PROPOSED LEASE ATTACHED)

The Association and its Management Agent, are hereby authorized to act as my/our agent with full power and authority to take such action as may be required to compel compliance by our Lessee(s) and/or their guests and assigns, with provisions of all governing documents of Park Lake Villas, Inc., including but not limited to, the Rules and Regulations.

A copy of my/our completed lease between owner and tenant accompanies this “*Application For Lease*” from Park Lake Villas, Inc., along with a \$150.00 or more non-refundable application fee for investigation, directory listing and other costs. It is my understanding that the Park Lake Villas, Inc. shall notify me in writing within thirty (30) days from the date this application was submitted of approval or disapproval. No tenant/lessee shall occupy these premises until such time as we have received said written notification from Park Lake Villas, Inc.

Any persons found to occupy these premises prior to said written notification shall be removed at my expense. I understand that all attorney fees and expenses resulting from such action are solely my responsibility and misrepresentations herein will immediately disqualify this application. Additional fees may apply for tenant deposit by owner to Association. Yearly renewal and re-approval may be required.

DATED THIS ____ DAY OF _____, 20__.

SIGNED: _____
LESSOR

SIGNED: _____
LESSOR

**PARK LAKE VILLAS, INC.
A CONDOMINIUM ASSOCIATION
C/O GREYSTONE MANAGEMENT
407-645-4945**

APPLICATION FOR LEASE: AGREEMENT TO ABIDE

THIS PORTION TO BE COMPLETED AND SIGNED BY PROPOSED LESSEE(S).

- A COPY OF THE FULLY COMPLETED PROPOSED LEASE BETWEEN OWNER AND TENANT MUST BE ATTACHED TO THIS APPLICATION ALONG WITH A **NON-REFUNDABLE** APPLICATION FEE OF \$150 PER PERSON OVER 18 YRS AND \$150 PER MARRIED COUPLE.
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I/We, the undersigned lessee(s) intend to lease unit at _____

for the period beginning _____ and ending on _____. In order for you to facilitate consideration of this *Application for Lease*, I/We represent that the information contained in this Application and in all attachments thereof is factual and true in its entirety. I/We are aware that any falsification of information or misrepresentation of any kind shall result in an automatic denial of this

**PARK LAKE VILLAS, INC.
A CONDOMINIUM ASSOCIATION**

application. I/We consent that Park Lake Villas, Inc. and its Management Agent may make investigative inquiry as to the information contained herein. Such investigation may include but is not limited to: credit report, personal references, criminal check, etc.

I/We, the undersigned lessee(s) further state that we have received a copy of the Rules and Regulations of Park Lake Villas, Inc., and have indicated by our signature(s) below, that I/We agree to be bound by said Rules and Regulations which are subject to change in accordance with the established procedures of Park Lake Villas, Inc.. I understand that the Association has the right to refuse this application with cause. I understand the tenant interview with the Board of Directors cannot be scheduled until I/We have been provided and have had the opportunity to review and accept the Rules and Regulations of Park Lake Villas, Inc.

I/We, the undersigned lessee(s) understand and agree that any non-compliance by lessee(s) and/or guests and assigns, with the Rules and Regulations of Park Lake Villas Inc., shall be cause for review by the Board of Directors of the Park Lake Villas Inc., and its Management Agent for possible lease termination. In accordance with the Declaration of Condominium with amendments of Park Lake Villas, Inc., a Florida Corporation, recorded in official Record Book 2418, Page 594, in the Public Records of Orange County, Florida, the units at Park Lake Villas are designated for single family occupancy only. See 2017 Declaration changes here:

http://www.parklakevillas.com/images/RECORDING_OF_DEC_AMENDMENTS_2017.pdf

I/We, the undersigned lessee(s) attest that the unit described herein shall not be occupied by more than ____ family members and that the undersigned lessee(s) shall not sublet any part of the unit. If this *Application for Lease* is for the intent of occupancy by adult individuals other than the family members responsible for said lease, each adult person applying for occupancy must complete and sign an individual Application for Lease and submit same along with a non-refundable \$150 or more fee BEFORE move-in. Residents found to have not properly applied may be removed by order of the Board of Directors and at the expense of the unit owner.

DATED THIS ____ DAY OF _____, 20____.

PRINT FULL NAME OF LESSEE _____

SIGNATURE OF LESSEE _____

PRINT FULL NAME OF LESSEE _____

SIGNATURE OF LESSEE _____

PARK LAKE VILLAS, INC.
A CONDOMINIUM ASSOCIATION

APPLICATION FOR LEASE

(With Middle Name)

NAME (PRINT) _____ DATE OF BIRTH _____

SOC. SECURITY # _____ DRIVER'S LICENSE # _____ STATE _____

CURRENT ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____ HOW LONG? _____

CELL PHONE _____ EMAIL _____

NAME OF CURRENT LANDLORD _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____ PHONE _____

EMPLOYER'S NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____ PHONE _____

OCCUPATION _____ HOW LONG? _____

(With Middle Name)

SPOUSE'S NAME _____ DATE OF BIRTH _____

SOC. SECURITY # _____ DRIVERS LICENSE # _____ STATE _____

CELL PHONE _____ EMAIL _____

SPOUSE'S EMPLOYER _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____ PHONE _____

OCCUPATION _____ HOW LONG? _____

The Declaration of Condominium of Park Lake Villas, Inc. provides that units are for single family residence. Please state below all persons, (self, spouse, children, etc.) who will occupy the unit. Any non-family adult over eighteen (18) years of age must submit an individual Application for Lease.

| NAME | DATE OF BIRTH | RELATIONSHIP |
|----------|---------------|--------------|
| 1. _____ | _____ | _____ |

**PARK LAKE VILLAS, INC.
A CONDOMINIUM ASSOCIATION**

| NAME | DATE OF BIRTH | RELATIONSHIP |
|----------|---------------|--------------|
| 2. _____ | _____ | _____ |
| 3. _____ | _____ | _____ |
| 4. _____ | _____ | _____ |
| 5. _____ | _____ | _____ |

PETS: The Rules and Regulations of Park Lake Villas, Inc. (PLV) allows two (2) domestic animals per unit (dogs, cats, birds) of no more than twenty-five (25) pounds each. This includes any animal accompanying a visitor or guest. At the discretion of the Board of Directors, owner may be required to provide certificate from a veterinarian verifying weight, breed, etc. Animals are not allowed out on property at any time except on leash with resident. Animal noise will not be tolerated. Owners shall clean up all animal leavings in accordance with Orange County law. Animals shall be walked in designated zones only along the grassy strip on Grove Street. No animal may be chained or left in any vehicle at any time. See Rules and Regulations for all specifics prior to agreeing to abide by the documents of Park Lake Villas. All rules are strictly enforced, including attorney action.

BREED OF PET _____ COLOR _____ WEIGHT ___ Lbs. NAME _____
BREED OF PET _____ COLOR _____ WEIGHT ___ Lbs. NAME _____

REFERENCES: Please list two (2) personal references.

NAME _____ ADDRESS _____
CITY _____ STATE _____ ZIP _____ PHONE () _____ / _____

NAME _____ ADDRESS _____
CITY _____ STATE _____ ZIP _____ PHONE () _____ / _____

EMERGENCY: List name of person(s) to be notified in event of emergency.

Name _____ ADDRESS _____
CITY _____ STATE _____ ZIP _____ PHONE _____

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VEHICLES: As per the Rules and Regulations, each unit has one (1) parking space designated with the unit number. A second vehicle may occupy an adjacent space that is not numbered for another unit. All other temporary (visiting) vehicles must at all times be parked on Grove Street or in guest parking by the pool. Please list occupant resident's vehicle(s) including motorcycles which may number no more than two (2): We are serious on the stated limits and excess vehicles will be towed without notice.

| <u>Make of Vehicle</u> | <u>Year</u> | <u>Color</u> | <u>Tag #</u> | <u>State</u> |
|------------------------|-------------|--------------|--------------|--------------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |

I/We understand and agree that any violation of the terms, provisions, conditions and documents of Park Lake Villas, Inc., provides cause for immediate action as herein described and/or provided by the Documents, State Statute, local and county laws including termination of the lease. It is further understood and agreed that submission of this Application does not guarantee acceptance, and that the Board of Directors of Park Lake Villas, Inc., and/or its Management Agent, shall provide its approval or disapproval of this Application within thirty (30) days to the owner's attention.

Lease may be required to have yearly re-approval and may be denied for cause.

DATED THIS ____ DAY OF _____, 20 ____.

SIGNED: _____
LESSEE

SIGNED: _____
LESSEE

**PARK LAKE VILLAS, INC.
A CONDOMINIUM ASSOCIATION**

Do not write in this Section

PROPERTY ADDRESS _____

ASSOCIATION _____

APPLICANT CONTACT _____

To the Board of Directors of Park Lake Villas, Inc.:

Park Lake Villas, Inc.
c/o Greystone Management
Maitland Professional Village
620 N. Wymore Rd, Suite 270
Maitland, Fl. 32751
407-645-5598 fax

Attached is the Application Fee **payable to PARK LAKE VILLAS, INC.**, in the amount of \$150 or more and a copy of Lease between owner and tenant/occupant. An additional occupant does not have a lease because subletting is prohibited. Lessees have a lease and must be attached, completed.

GREYSTONE: COPY FRONT OF CHECK TO INCLUDE WITH APPLICATION TO BOARD OF DIRECTORS.

AP FEE RECEIVED? ____ CHECK# ____ COPY OF CHECK ATTACHED? ____ LEASE ATTACHED? ____
CREDIT CHECK? ____ CRIMINAL CHECK? ____ EMPLOYMENT VERIFICATION? ____
LANDLORD \$300 DEPOSIT ____

PETS WEIGHED? ____ WEIGHTS? ____ PHOTOS? ____ VET CERTIFICATES? ____

COMMENTS: _____

INTERVIEW DATE/COMMENTS/SIGNATURES OF THOSE PRESENT:

COPY OF RULES AND REGULATIONS RECEIVED BY PROPOSED RESIDENT: YES NO

PARKING DECAL# _____

APPLICATION IS: APPROVED _____ DENIED _____ DATE _____

_____ Title, Board of Directors