

COUNTRY MEADOWS OF SARASOTA HOMEOWNERS' ASSOCIATION, INC.

P.O. BOX 51754
Sarasota, FL 34232

LEASE APPLICATION

A non-refundable fee of \$100.00 payable to "Country Meadows of Sarasota HOA" and proposed lease must accompany this application. You can email this application to countrymeadowssrq@gmail.com and/or mail hard copy along with your application fee to Country Meadows of Sarasota HOA, address listed above.

The present Owner at address _____ proposes to lease to the prospective tenant(s) identified as the Applicant herein, and the undersigned does hereby apply for approval of this Lease by the Country Meadows of Sarasota Homeowners' Association, Inc., ("CMoS") to which the following information is submitted. CMoS reserves the right to deny a tenant based on the information obtained from this application and reports.

1. IDENTIFICATION OF APPLICANTS

Name of Applicant(s): _____

Date of Birth of Applicant(s): _____

Current permanent address: _____

From: _____ To: _____

Previous address (prior to current address): _____

From: _____ To: _____

Telephone Number(s) (include area code): _____

Email address(es): _____

Employment (or prior employment, if retired):

Name of Company: _____ Address: _____

Occupation: _____ Position held: _____ How long: _____

Number of Eligible Drivers in Household: _____ License Numbers for all Household Drivers (attach photocopies): _____

2. REFERENCES

Personal references (other than relatives):

Name: _____ Address: _____ Telephone: _____

Name: _____ Address: _____ Telephone: _____

Name: _____ Address: _____ Telephone: _____

3. LEASE INFORMATION (copy of lease must be provided):

Occupancy Date: _____ Expiration Date: _____

Check one: New Lease _____ Lease Renewal _____

4. APPLICANT AND OWNER ACKNOWLEDGEMENTS

- a) Applicant/Owner agree to provide any additional information that may be reasonably requested by the Board.
- b) Applicant hereby grants permission to the CMoS Board to use the email address(es) or any other contact information provided herein for communication regarding this lease application or CMoS matters.
- c) Applicant hereby grants permission to the CMoS Board, or their delegates, to contact any or all of the above references with the understanding that all information will be held in strict confidence.
- d) Applicant and Owner hereby acknowledge that approval by the CMoS Board must be obtained prior to occupying the leased property; any such occupancy in the absence of CMoS Board approval is subject to termination by the CMoS Board.
- e) **Owner has provided Applicant and Applicant has received a COMPLETE copy of the Articles of Incorporation, Bylaws, Declaration of Covenants, Conditions and Restrictions, and Rules and Regulations. Furthermore, Applicant has read all said documents and agree that all persons occupying this property shall comply with all rules, regulations and restrictions therein including but not limited to the following:**
- Commercial vehicles, trailers, boats and campers are prohibited unless entirely enclosed within a garage.
 - Yards must be maintained. No overgrowth, underbrush or weeds.
 - Homes are single family occupancy only.
 - You may have a home office but no client or customer traffic or business signs.
 - Pets must be on a leash – you must pick up after your pet.
 - Yard waste and garbage must be kept out of view and not placed on curbside until 5pm prior to pick up day.
 - All exterior changes/improvements must be approved in advance by the Architectural Review Committee.
 - Rentals are subject to limitations provided in our governing docs and prior approval by the CMoS Board. No home can be rented for the first 18 months of ownership.
- f) Applicant hereby agrees and authorize CMoS, pursuant to the Fair Credit Reporting Act, to obtain a consumer credit report, and criminal history information and consider those reports in connection with the review of the application. Notwithstanding anything in the CMoS governing documents to the contrary, criminal history information shall only be used to determine if the applicant (which shall include all proposed occupants) has been designated by a court as a sexual predator or sexual offender, been convicted of the manufacture or distribution of a controlled substance as defined under the Federal Controlled Substances Act, or been convicted of a felony crime involving violence to persons or damage to property. For purposes of applying the foregoing factors, arrests shall not be considered, nor misdemeanor offenses, and the nature, severity and recency of the crime shall be considered, as well as what the convicted person has done since a conviction. CMoS may disregard a conviction if the facts warrant it.

Applicant Signature: Under penalty of perjury, the undersigned certifies that the foregoing information is true and correct.

Name (print): _____ Signature: _____ Date: _____

Name (print): _____ Signature: _____ Date: _____

Owner Signature: Under penalty of perjury, the undersigned certifies that, to its knowledge, the foregoing information is true and correct.

Owner (print): _____ Signature: _____ Date: _____

Owner (print): _____ Signature: _____ Date: _____

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TENANT INFORMATION FORM

Prospective tenants must complete this form and submit it to the CMoS Board with their Lease Application. Present owners/tenants should use this form when any of the resident's information herein changes and submit to the Board (only changed sections need be completed.) **PLEASE PRINT.**

1. APPLICANT IDENTIFICATION:

Last Name: _____ First Name: _____
Lot #: _____ CMoS Street Address: _____

2. OCCUPANTS:

Name: _____	Gender (M/F): _____	Age: _____	Relationship: _____
Name: _____	Gender (M/F): _____	Age: _____	Relationship: _____
Name: _____	Gender (M/F): _____	Age: _____	Relationship: _____
Name: _____	Gender (M/F): _____	Age: _____	Relationship: _____
Name: _____	Gender (M/F): _____	Age: _____	Relationship: _____

3. VEHICLES: Make, Model, Year and license number of vehicle(s) applicant intends to keep at the home. (No trailers, boats, commercial vehicles, motorhomes, campers, etc. allowed)

Make	Model	Year	License Plate #
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

4. ALTERNATE/MAILING ADDRESS:

If you will not be a full-time resident or desire a different mailing address, please provide:

Address: _____

5. ALARM COMPANY (if applicable): Alarm Company: _____ Phone #: _____

6. TELEPHONE NUMBER(S): _____

7. EMERGENCY INFORMATION:

In case of an emergency notify: Full Name: _____ Telephone: _____

Address: _____

8. EMAIL ADDRESS(ES):

The undersigned hereby authorizes the Association to notify me via electronic means.

9. APPLICANT/TENANT SIGNATURE:

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

FOR BOARD USE ONLY

Received on: _____

Welcome Completed on: _____

Board Action _____ Date _____

Board Signature _____ Date _____