

Bella Vida at Entrada

Homeowners Association, Inc.

c/o Hayden & Associates
12650 Whitehall Drive
Fort Myers, Florida 33907
Ph: 239-489-4890 Fax: 239-489-4980

Lease Application

This application must be submitted along with a non-refundable processing fee of ****\$250.00** to the Board of Directors via Hayden & Associates. A minimum of 15 days processing time is required prior to the start of any lease. Make checks payable to Hayden & Associates. ** Please note that the HOA is only responsible for background checks, no other screenings will be done. The application fee includes (2) background checks. Additional background checks are \$60.00 each and are required for all parties listed on the lease 18 years or older.

NO NEW TENANTS MAY MOVE INTO BELLA VIDA AT ENTRADA WITHOUT PRIOR APPROVAL OF THE BOARD OF DIRECTORS. IN ADDITION, NO LEASE MAY BE FOR LESS THAN 180 CONSECUTIVE DAYS.

LEASED UNIT ADDRESS _____

UNIT OWNER INFORMATION

NAME: _____

PERMANENT ADDRESS: _____

EMAIL ADDRESS: _____

PHONE () _____ FAX () _____

LEASE DATE FROM _____ TO _____

APPLICANT(S) NAME(S) _____

APPLICANT #1SS# _____ DOB: _____

APPLICANT #2 SS#: _____ DOB: _____

PRESENT ADDRESS: _____

Vehicles Year/Make/Model: _____

Pets? If yes, what? _____

EMAIL ADDRESS _____

PHONE () _____ FAX () _____
Will anyone other than those listed above occupy this unit? _____ No _____ Yes

If yes, whom? _____

Emergency contact:

Name/Relationship: _____

Address: _____

Phone#: _____

References: (2) – Please give names, addresses, and phone numbers:

1. _____

2. _____

Please read the following and sign this application:

I have received and read a copy of the Bella Vida at Entrada Association's Rules and Regulations and Use Restrictions, along with this application. I understand these Rules, Regulations, and Use Restrictions and agree to abide by them as long as I reside at Bella Vida at Entrada. If leasing, I understand that failure to do so could be cause for eviction.

Applicant's Signature: _____ Date _____

Co-Applicant's Signature: _____ Date _____

I, as the property owner, understand that I am responsible to the Association for any damage to common areas that are result of the actions of my tenants.

Unit Owner's or Licensed Rental
Agent's Signature: _____ Date _____

Approval:

Board Member/Agent: _____ Date _____

If application is denied, give reason: _____

Comments: _____

Items required for Lease review and processing:

- Fully executed application
- Copy of the lease attached to the application
- Fee of \$250

- Lease Agreement Addendum

**ADDENDUM TO LEASE AGREEMENT
BELLA VIDA AT ENTRADA HOMEOWNERS' ASSOCIATION, INC.**

1. The Lessee shall not assign, mortgage or encumber this Lease, nor sublet or permit the leased property or any part thereof to be used by others without the prior written permission of the Association.
2. The Lessee agrees not to use the diminished premises, or keep anything in the unit which will increase the insurance rates of the unity or interfere with the rights of other residents or the Condominium Association or any other residents by unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisances, immoral or legal act in his unit, or on the common elements, or the limited common elements.
3. The Lessee covenants to abide by the Rules and Regulations and the terms and provisions of the Declaration, Articles of Incorporation and Bylaws of the Association any amendments and restatements thereof, and agrees to be bound by the rules and guidelines of the Association and any other rules which may become operative from time to time during said leasehold.
4. The parties hereto specifically acknowledge and agree that the Association is hereby empowered to act as agent of Owner/Lessor with full power and authority to take such action as may be required to compel compliance by the Lessee and/or Lessee's family or guests, with the provisions of the Declaration of Condominium, its supportive Exhibits, and the Rules and Regulations of the Association.
5. Both Lessee and Lessor acknowledge the provisions of Article VII, Section 22 of the Declaration of Covenants, Conditions and Restrictions of Bella Vida at Entrada, which provides that the Lessor assigns to the Association the right to collect directly from the Lessee, that portion of any and all rents to be paid to the Lessor to pay any and all regular or special assessments which are more than thirty (30) days past due, including all interest, late fees, costs and attorneys' fees incurred by the Association in collecting the same. Lessee agrees that upon written demand to Lessee by the Association, Lessee shall pay the amount set forth in the Association's demand to "Bella Vide at Entrada Homeowners' Association, Inc." A copy of the written demand shall also be sent to the Lessor. It is specifically intended by all parties that this assignment of rents be incorporated into the lease agreement.
6. The approval of the proposed Lease Agreement issued by the Association is to be expressly conditioned upon the Lessee's observance of the provisions contained in this Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The Owner/Lessor acknowledges that he remains ultimately responsible for the acts of Lessee and Lessee's family and guests. Owner/Lessor agrees that he remains responsible for any costs incurred by the Association, including attorney's fees, in remedying violations of the Addendum and/or violations of the Governing Documents.

In witness whereof, the parties hereto have hereunto set their hands and seals, this
_____ day of _____, 20 _____.

Signed, sealed and delivered in the presence of:

Witnesses As to Lessor(s):

Lessor

Lessor

Witnesses As to Lessee(s):

Lessee

Lessee

Witnesses As to Association:

BELLA VIDA AT ENTRADA
HOMEOWNERS ASSOCIATION, INC.

By: _____

Printed: _____

Title: _____