

Whispering Palms Condo Association of Lee County,
INC.

C/O Hayden & Associates

12650 Whitehall Drive

Fort Myers, FL

P: 239-489-4890 F: 239-489-4980

frontdesk@hayden-associates.com

Lease Application Requirements

1. Completed Application
2. \$100.00 processing fee per application
3. National Background check on anyone **18 years or older** (you may produce your own if it was run within the last 3 months and the results are national)
4. Copy of lease contract
5. Copy of driver's license or ID

Instructions for Lease Application

1. Complete every line/ blank on the included documents. All questions must be answered. Should the questions not apply, answer N/A. **Print the complete** mailing address, and contact information. IF THE APPLICATION IS NOT LEGIBLE, OR IS NOT COMPLETE, THE MANAGEMENT COMPANY/ ASSOCIATION WILL NOT BE

RESPONSIBLE FOR ANY INACURATE INFORMATION IN THE INVESTIGATION
AND RELATED REPORT CAUSED BY OMISSION OR ILLEGIBILITY.

2. Return the application to the contact information given at the top of the form whether by fax, mail, or email.
3. We do accept the processing fee over the phone; however, the applicant will need to call to pay the \$100 processing fee, plus any background check fees.
4. The association has **30 days to review** the application from the date of receipt; meaning a valid and completed application.
5. Leases must be a minimum of **60 days** and an owner can not lease more than 2 times in 1 calendar year. In addition, there must be **30 days** between each tenant.
6. If a unit owner owes funds to the association, an application for sale/ lease will not be considered valid, until all balances have been paid.
7. It is the unit owners' obligations to furnish the following to the Lessees:
 - a. Keys to the unit, mailbox keys, community gate access device, & pool keys.
 - b. It is the lessor's obligation to keep the lessees advised of any changes in rules and regulations or other community information applicable to the Lessee during their lease term.
8. It is the unit owner's responsibility to ensure that correct mailing addresses and telephone numbers are kept updated with the management company.

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Lease Application

Address: _____

Current Owner: _____ Lease Dates: _____

Realtors Name/ Phone: _____ Realtors Email: _____

Applicant Information:

Name: _____ Marital Status: M/ S

Current Address: _____ Phone: _____

Email: _____

Second applicant

Name: _____ Marital Status: M/ S

Current Address: _____ Phone: _____

Email: _____

Will others occupy the unit: Yes _____ No _____

If so who?

Names and ages:

Residential History

Current address: _____

Landlord Name: _____ Phone: _____

List previous address if less than 3 years at current one:

Previous Address: _____

Landlord Name: _____ Phone: _____

Personal Reference:

Name: _____ Phone: _____

Address: _____

Relationship to applicant: _____

Name: _____ Phone: _____

Address: _____

Relationship to applicant: _____

Vehicle Identification

- 1. Make: _____ Model: _____ Year: _____ Plate: _____
- 2. Make: _____ Model: _____ Year: _____ Plate: _____
- 3. Make: _____ Model: _____ Year: _____ Plate: _____

Emergency Contact

In case of emergency notify: _____

Phone: _____ Relationship: _____

Applicants signature Applicants signature Date

Owners signature Date

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NO PETS AGREEMENT

As a Tenant or Renter in the Community Whispering Palms Condo Association of Lee County, Inc, I acknowledge that I am not allowed to have any pets on the property at any time.

Failure to comply with any of the above will result in possible fines and/or eviction at the sole cost of the unit owner.

Applicant's Signature _____ **Date:** _____

Applicant's Signature _____ **Date:** _____

Unit Owner's Signature _____ **Date:** _____

AGREEMENT

I (we) apply to occupy the described premises heron, in accordance with the following understanding:

It is understood that the applicant(s) cannot take possession of the premises until the application is received by association and the applicant has been through a screening process and accepted by the Homeowners Association.

It is understood that all occupants must park all vehicles used for transportation of goods, inoperable vehicles, golf carts, all terrain vehicles, ambulances, police cars, hearses, motorcycles, motorbikes, bicycles, watercraft, aircraft, house trailers, campers, other trailers, commercial marked, racks or tools in beds or tractors must all be kept in garages. Violations in this area could result in having the vehicle towed and violator shall pay any and all expenses incurred.

It is understood that the applicant(s) fully understand or have requested rules and regulations, Articles of Incorporation, and any and all amendments and proof that can relate to their action while occupying these premises and all actions of their relatives and guests. It is further understood that it shall remain the applicant's responsibility to inquire as to said rules, regulations, etc.

It is understood the copy of the Rules and Regulations that are enclosed with the application for occupancy are only part of the Association Documents and as new renter, I am obligated to obtain a complete copy of documents from the present owner. I also understand that I am responsible to follow the said documents.

It is understood that a separate application is necessary for each occupant unless it is husband and wife, or children under 18.

Please notify the following of acceptance or rejection of this application:

<i>Name</i>	<i>Phone #</i>	<i>Real Estate Co. (if applicable)</i>
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I (we) have read, fully understand and approve of both pages of this application.

I have also received, read and agree to abide by the Rules & Regulations for Whispering Palms Condo Association as well as Whispering Palms Recreation Association.

Falsification of any part of this application can result in removal of occupant from the premises at discretion of lessor, and/or condominium association.

Applicant	Date
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Applicant	Date
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