

Lakes of Estero Homeowner's Association

**C/O Realty Services Property Management
2525 Parkway Street – Ft. Myers, FL 33901
Office: (239) 939-1233 Fax: (239) 275-8325
Association Property Manager: Craig Valentine**

NEW RESIDENT APPLICATION FOR PURCHASE OR LEASE

A \$100.00 non-refundable application fee must be submitted with this application. **Make check payable to: Lakes of Estero Homeowner's Association. Photo ID Required. Each individual over the age of 18 must complete an application, however, only one fee applies for married couples.**

I/We hereby apply for approval to Purchase/Lease (circle one)
address: _____, in the Lakes of Estero Homeowner's Association. **A complete copy of the signed Purchase or Lease agreement is attached.**

The Unit is to be leased for the period beginning: _____ **and ending** _____

In order to facilitate consideration of this application, I/we represent that the following information is true and correct. I/we also agree that any false or misrepresentation in this application will justify its disapproval. I/we consent to your further inquiry concerning this application, particularly of the references provided below.

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION

1. Full Name of Current Owner(s): _____

2. Full Name of Purchaser or Lessee: _____ SS # _____ DOB: _____

3. Current Address: _____ City: _____ State: _____ Zip: _____

Telephone: Home (____) _____ Business(____) _____ Mobile(____) _____

4. Current Mailing Address if Different From Above: _____

5. Business/Profession: _____ Title: _____

6. Company Name: _____ Company Address: _____

7. Current or Previous Address: _____ City: _____ State: _____ Zip: _____

Telephone Number: (____) _____ Years/Months There: _____

8. Name of current Lender or Landlord: _____

Address: _____ City: _____ State: _____ Zip: _____ Telephone:(____) _____

9. Contact in Case of an Emergency: _____

Address: _____ City: _____ State: _____ Zip: _____

Emergency Contact Telephone Number:(____) _____

10. Make/Model of Automobile(s) to be kept at The Lakes of Estero:

Make: _____ Model: _____ Year: _____ License #: _____ State: _____

Make: _____ Model: _____ Year: _____ License #: _____ State: _____

11. Personal References (Two are required) **MUST BE NON-FAMILY MEMBERS**

PLEASE HAVE REFERENCES COMPLETE THE ATTACHED CHARACTER REFERENCE FORMS AND RETURN WITH THIS APPLICATION (Not applicable to current owners/lessees).

12. Credit References (**Two required**)

Name: _____ Telephone: (____) _____

Address: _____ City: _____ State: _____ Zip: _____

Name: _____ Telephone: (____) _____

Address: _____ City: _____ State: _____ Zip: _____

13. **Buyer/Lessee(s) has received, read and agrees to abide by, the Covenants, Conditions and Restrictions and any and all properly promulgated Rules & Regulation of the Lakes of Estero Homeowner's Association. Initial(s): Owner _____ Lessee(s) _____**

Purchaser/Lessee

Purchaser/Lessee

FOR AN APPROVAL TO BE ISSUED, THE COMPLETED APPLICATION, REFERENCE FORMS, SIGNED ACCEPTANCE OF RULES & REGULATIONS, COPY OF SIGNED REAL ESTATE CONTRACT OR LEASE AGREEMENT, ALONG WITH THE \$100.00 APPLICATION FEE MUST BE RETURNED PRIOR TO CLOSING TO:

**Craig Valentine
Realty Services Property Management
2525 Parkway Street
Fort Myers, FL 33901
Phone: (239)939-1233 Fax: (239)275-8325**

PLEASE ALLOW UP TO FIFTEEN (15) BUSINESS DAYS FOR APPROVAL

FOR COMMUNITY ASSOCIATION USE ONLY

Circle One: APPROVED DISAPPROVED

By Authorized Board Member: _____ DATE: _____

ADDENDUM TO APPLICATION AT THE LAKES OF ESTERO HOMEOWNER'S ASSOCIATION

Unit Address: _____

- 1) The purchaser/lessee(s) agree and understand that there will be no parking of commercial vehicles, no parking on streets and sidewalks, parking in driveway and garage only, and overflow parking will be at the Tennis Courts.
- 2) The purchaser/lessee(s) agree to never attempt to adjust or tamper with the irrigation system. Should the Association's landscape company observe that the system has been turned off or in any way adjusted, Owner takes full responsibility for damage to, or loss of landscaping that may occur. In addition, Owner will be subject to fines by the Association per Florida Statutes. Any problems that are observed with sprinkler systems should be reported immediately to Realty Services.
- 3) The purchaser/lessee(s) confirm that they have read and understood the Rules and Regulations and the Architectural requirements for residency at the Lakes of Estero. The lessee(s) agree to respect the peace and privacy of the other residents at the Lakes of Estero and to reside harmoniously within the community. Furthermore, the purchaser/lessee(s) understand that violations of the Rules and Regulations can result in fines against the Owner of the unit and/or a demand by the Association that the lease be terminated.
- 4) Any change of occupants must first be approved by The Board of Directors of The Lakes of Estero Homeowner's Association.

LAKES OF ESTERO
HOMEOWNERS ASSOCIATION
c/o Realty Services Property Management
2525 Parkway Street
Ft. Myers, FL 33901
(239) 939-1233

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ADDENDUM TO LEASE

(Address and Unit Number.)

PURSUANT TO THE JULY 1, 2010 CHANGE IN CHAPTER 718 FLORIDA STATUTES, IT IS HEREBY AGREED UPON, BY THE OWNER AND LESSEE, THAT IN THE CASE WHEREIN THE OWNER HAS FAILED TO MEET THE OBLIGATION OF MONTHLY ASSESSMENTS OR SPECIAL ASSESSMENTS DUE TO THE CONDOMINIUM ASSOCIATION, AND IS PAST DUE A MINIMUM OF 90 DAYS, THE LESSEE OF THE UNIT WILL MAKE THE FULL RENTAL PAYMENT (NORMALLY DUE TO THE OWNER), TO THE CONDOMINIUM ASSOCIATION (in care of) REALTY SERVICES PROPERTY MANAGEMENT.

THIS RENT PAYMENT WILL BE APPLIED TO THE CURRENT ASSESSMENT DUE, PLUS LATE FEES AND INTEREST. RENTAL PAYMENTS WILL CONTINUE TO BE MADE TO THE ASSOCIATION UNTIL SUCH TIME AS THE ACCOUNT OF THE OWNER IS CURRENT. THE LESSEE WILL BE NOTIFIED IN WRITING IF THEY WILL BE REQUIRED TO RENDER THEIR MONTHLY RENT TO THE ASSOCIATION DIRECTLY. FAILURE TO MAKE THE FULL MONTHLY PAYMENTS DIRECTLY TO THE ASSOCIATION WILL RESULT IN THE TERMINATION OF THE LEASE AND EVICTION. BE ADVISED THAT THE OWNER OF THE UNIT (LESSOR) WILL CONTINUE TO BE REQUIRED TO MEET HIS/HER OBLIGATIONS TO THE TENANT UNDER THE FLORIDA TENANT/LANDLORD STATUTES (CHAPTER 83).
