

WESTCHESTER WOODS CONDOMINIUM ASSOCIATION INC

C/O Palmer Property Management

6210 Scott St., Unit 214, Punta Gorda, FL 33950

Office (941) 875-9273 ~ Fax (941) 875-9397

ppm@myppm.net.com

- This application must be completed in detail by the proposed lessee/renter.
- If any question is not answered or left blank, this application will not be approved.
- A copy of the unexecuted lease must be attached to this application to ensure that it complies with the Governing Documents and Rules & Regulations of Westchester Woods. Once the applicant has been screened and approved by Palmer Property Management, a copy of the executed lease shall be submitted.
- No lease shall be less than ninety (90) days.
- Pets are prohibited.
- The completed application must be submitted to the Association at least thirty (30) days prior to the date of occupancy.
- The unit owner must provide the lessee with a copy of the Rules and Regulations.
- Proof of liability insurance must be attached if a waterbed is taken into the unit.
- No commercial vehicles, motorcycles, boats, trailers, or RV's are permitted on the condominium property. Vehicles must be in operable condition and licensed.
- Tenant(s) at Westchester Woods Condominium will use the unit as a private residence only and with the full knowledge and understanding of the "quiet and peaceful enjoyment of the premises". Quiet time is from 11 PM
– 9 AM.
- No more than 4 persons may occupy a condominium at Westchester Woods. No sub-leasing is allowed.
- Moving furniture in or out of a unit is not permitted on Sunday or Holidays. Hours for moving are from 8AM to sundown.
- **Attach \$100.00 check (non-refundable processing fee) payable to Westchester Woods Condominium Association, Inc.; for each applicant, other than husband/wife which is considered one applicant).**
- **Attached a \$250.00 check (refundable security deposit) payable to Westchester Woods.**
- **Attached a \$25.00 refundable deposit for parking permit. Only 1 assigned parking space per unit.**
- **Attach \$40.00 check (non-refundable processing fee) payable to Palmer Property Management.**

The undersigned hereby makes an application to rent the following condominium property. I understand that failure to complete this form in its entirety could result in the application being denied. I further understand that no application for rental will be accepted and/or approved if said unit owner is in arrears on the condo fees, assessments.

I propose to lease unit number _____ from _____, the homeowner.

Anticipated move date is _____ at a monthly rent of \$_____ and a security deposit of \$_____.

PLEASE TELL US ABOUT YOURSELF (All Questions Must Be Answered)

Full Name _____ (Primary applicant)

Cell Phone _____ Date of application: ____ / ____ / ____

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Are you an American citizen? Yes No (If No) Are you a permanent resident alien? Yes No

Date of Birth: _____ / _____ / _____ Social Security Number: _____ - _____ - _____

Email Address: _____

Cell Phone: _____ Another Phone: _____

*Co-Applicant Name Relationship to primary:

*Co-Applicant Date of Birth: _____ / _____ / _____ Social Security Number: _____

Number of Dependents living with you other than your spouse, (if applicable). _____

List all Dependents:

Name: _____ Relationship: _____ DOB: _____ / _____ / _____

Name: _____ Relationship: _____ DOB: _____ / _____ / _____

Name: _____ Relationship: _____ DOB: _____ / _____ / _____

TENANTS ARE NOT ALLOWED TO HAVE OR KEEP PETS OF ANY KIND

*Note: The co-applicant must also complete a rental application if not legally married to the primary applicant. Use additional paper, if necessary, to further explain any answers

PLEASE GIVE RESIDENTIAL HISTORY (All Questions Must Be Answered)

Current Address _____ Apt# _____

City _____ State _____ Zip _____

Month/Year Moved In _____ Reasons for Leaving _____

Monthly Rent \$

Owner/Agent _____ Phone _____

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Previous Address _____ Apt# _____

City _____ State _____ Zip _____

Month/Year Moved In _____ Reasons for Leaving _____

Monthly Rent \$ _____

Owner/Agent _____ Phone _____

Previous Address _____ Apt# _____

City _____ State _____ Zip _____

Month/Year Moved In _____ Reasons for Leaving _____

Monthly Rent \$ _____

Owner/Agent _____ Phone _____

PLEASE DESCRIBE YOUR CREDIT/ TENANT HISTORY (All Questions Must Be Answered)

Have you or co-applicant declared bankruptcy in the past seven (7) years?..... YES _____ NO _____

Have you or co-applicant ever been evicted from a rental residence?..... YES _____ NO _____

Have you or co-applicant ever had an eviction started against you?..... YES _____ NO _____

Have you or co-applicant had two or more late rental payments in the past year? YES _____ NO _____

Have you or co-applicant ever willfully or intentionally refused to pay rent when due? YES _____ NO _____

Have you or co-applicant ever been convicted of a felony?..... YES _____ NO _____

Please describe below, in specific details, any **YES** responses for the management to take into consideration on the above questions. (use additional paper, and attach, if necessary)

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION (All Questions Must Be Answered)

Your Status: Full Time _____ Part Time _____ Student _____ Unemployed _____ Retired _____

Employer _____ Date first hired: ____/____/____

Address _____

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Employed as: _____ (position) Are you actively employed here now. Yes ____ No ____

Supervisor Name _____ Phone _____

PLEASE LIST YOUR REFERENCES (All Questions Must Be Answered)**Personal Reference:**

Name _____ Address _____

Phone _____ Relationship _____ Know for how long? _____

Emergency Contact:

Name _____ Address _____

Phone _____ Relationship _____

Driver's License:

Do you have a current/ active drivers license? YES ____ NO ____

Driver's License Number _____ State _____

Primary vehicle information:

Make / Model _____ Year _____ Color: _____

License Plate number: _____ State: _____

Co-applicant vehicle information:

Driver's License Number _____ State _____

Make / Model _____ Year _____ Color: _____

License Plate number: _____ State: _____

ADDITIONAL INFORMATION:

Please give any additional information that might help our management evaluate this application?

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I hereby apply to lease the above described Condominium. I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, I understand that the application will be denied. I also understand that these misrepresentations could cause the cancellation of the lease, and immediate eviction from said property.

I recognize that as a part of your procedure for processing my application, an investigative consumer report will be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living.

I understand that this application must first be approved by the Association Board of Directors before being accepted for rental.

The above information, to the best of my knowledge, is true and correct. **I also certify that I have received a copy of the most current association rules and regulations, and agree to abide by those rules.**

Primary please sign: X _____ Date: ____/____/____

Name of primary applicant (please print) _____

Co-applicant please sign: X _____ Date: ____/____/____

Name of second applicant (please print) _____

Authorization/ Release of information:

I authorize an investigation of my credit, tenant history, character references, banking and employment for the purposes of renting a condominium from Westchester Woods Condominium Association, Inc.

Primary name (please print)

X _____
Primary signature

Co-applicant name (please print)

X _____
Co-applicant signature