**Renting a Unit:**

Please submit the enclosed application along with a check or money order (no cash) made payable to Bella Casa Luxury Condominium Association for $75.00 per person over the age of 18. Applications will be reviewed and written notification of approval or denial will be issued by the Board of Directors no later than 7 days from receipt of the correctly completed materials.

Applications and checks should be mailed to:

Bella Casa Luxury Condominium Association

 C/o CSM & Co, LLC

6900 Daniels Parkway, Suite 29-341

Fort Myers, FL 33912

Please submit a copy of the proposed lease agreement with the application including lease dates, and rent amounts.

Please submit a clear copy of a government issued photo ID with each application.

NOTE: Minimum lease term is 90 days.

***Bella Casa Luxury Condominium Association***

***Application for Approval to Lease***

Unit Number: \_\_\_\_\_\_\_\_\_\_\_ Number of Bedrooms: \_\_\_\_ Number of Occupants: \_\_\_\_\_

Name of Owner(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address of Owner(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone Number of Owner(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Management Company Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Management Company Phone Number and Contact: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pets: Two allowed, no aggressive breeds or mix there of (Photos and vet records must be attached)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**(All renters over the age of 18 must fill out these boxes. Please use copies if more than 3 renters are applying)**

Name of Renter 1: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Current Address of Renter 1: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Previous Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Drivers License #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Social Security #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DOB: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Vehicle Information: Tag Number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_State\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Make/Model/Color\_\_\_\_\_\_\_\_\_\_\_\_

Name of Renter 2: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Current Address of Renter 2: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Previous Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Drivers License #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Social Security #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DOB: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Vehicle Information: Tag Number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_State\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Make/Model/Color\_\_\_\_\_\_\_\_\_\_\_\_

Name of Renter 3: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Current Address of Renter 3: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Previous Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Drivers License #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Social Security #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DOB: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Please provide one copy of this page per Renter.**

\_\_\_\_\_\_\_\_ (initials) I understand and agree that the Association, in the event that it approves a lease, is authorized to act as the Owner’s agent, with full authority to take whatever action may be required, up to and including Eviction, to prevent violations by lessees and their guests, of provisions of the Documents and Rules and Regulations of the Association.

\_\_\_\_\_\_\_\_ (initials) I acknowledge receipt of a copy of the Association Rules and Regulations and have read and understand them.

\_\_\_\_\_\_\_\_ (initials) I understand that renters can have up to two (2) pets of no more than 50lbs each, no aggressive breeds or any mix thereof. (Photos and current vaccination records required)

\_\_\_\_\_\_\_\_ (initials) I understand that ONLY the people mentioned in the lease agreement are allowed to maintain residence in the unit and any others found to be residing in the unit for 2 weeks (14 days) or more will be considered an illegal occupant and must be placed on the lease.

\_\_\_\_\_\_\_\_ (initials) I understand that Bella Casa Luxury Condominium Association requires that all vehicles be registered with the office and have up-to-date information about parking decals. I understand that any vehicle parked in a marked space without a decal will be subject to tow without notice.

\_\_\_\_\_\_\_\_ (initials) I understand that Bella Casa Luxury Condominium Association and Property Management are not to be held liable in the event of any damages caused by myself or any of my guest. I also understand that I am required to carry renter’s insurance to cover any damages to the unit that I may occupy.

By signing below I attest that all information provided is true and correct to the best of my knowledge. Furthermore, I authorize the Bella Casa Luxury Condominium Association and their Management to process a nationwide criminal background search on myself.

By signing below I also acknowledge that the Board of Directors of Bella Casa Luxury Condominium Association, may promulgate new rules, or change existing ones as they may deem for the safe and quiet enjoyment of all the residents of Bella Casa Luxury Condominium Association.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed Name of Applicant Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Applicant

**TENANT GUIDELINES**

# Application for Residency

An Application for Residency must be completed and maintained for each tenant.

# Qualifying Standards

**Criminal History:** A criminal background check will be run on all addresses for the past 2 years. The application will be rejected for any of the following criminal related reasons which have occurred within the ninety nine (99) years prior to the application date.

* Felony conviction.
* Any sex related conviction.

The application will be rejected for any of the following criminal related reasons which have occurred within the ten (10) years prior to the application date.

* Misdemeanor conviction involving crimes against persons or property.
* Any illegal drug related conviction.
* Any prostitution related conviction.
* Any terrorist related conviction.
* Any cruelty to animals related conviction.
* Any of the above related charges resulting in “Adjudication Withheld”.
* Active status on probation or parole resulting from any of the above.

**Community Policies and Occupancy**

**Pet Policy**: Per the Condominium Documents Renters and Guests of the Unit Owners may keep up to two (2) house hold pets. All pets must weigh less than 50lbs at time of full size and may not be an aggressive breed or any mix thereof.. (PHOTO AND CURRENT VET RECORDS REQUIRED)

**Vehicles:** Vehicles must be stored inside the garage assigned to the unit or parked in a marked parking space, maximum 2 per unit. ALL vehicles must have a parking permit, purchase can be made at the clubhouse office on Monday or Thursday morning 9-11am. Those without permit will be subject to tow.

**Occupancy:** A maximum of two persons per bedroom /den / loft.

**Please take your time and fill out the application thoroughly to ensure timely processing**

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereby authorize Bella Casa Luxury Condominium Association to obtain a consumer report and any other information it deems necessary for the purpose of evaluating my application. I understand that such information may include but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or other necessary information. I hereby expressly release Bella Casa Luxury Condominium Association, and any procurer or furnishing of such information from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application may be provided to various state, local, and/or federal government agencies including without limitation, various law enforcement agencies. I understand that failure to provide accurate and truthful information can and will result in denial of my application

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant Signature Management Representative Signature

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_