

## RENTAL AGREEMENT

THIS AGREEMENT, entered into this date, \_\_\_\_\_, between Condosouth LLC represented by Robert Lavigne hereinafter called the LANDLORD, and TENANTS whose address is: \_\_\_\_\_, hereinafter called the TENANTS.

Landlord does lease unto the Tenant the furnished property described as: Stonebridge Country Club at **2305 Carrington Ct, unit 103, Naples FL 34109** TO HAVE AND TO HOLD said property according to the terms and details of transaction (hereafter).

If the full amount is not paid by RENTAL ARRIVAL DATE (see page 5) the Landlord reserves the right to terminate this lease and consider it null and void with no further obligation to lease the premises to said Tenant. The tenant agrees to pay for all legal fees associated with the termination of this contract arising from the Tenants negligence or inability to pay the full contract amount according to the terms and conditions of this contract. NO REFUND WILL BE MADE to the Tenant unless the unit is re-rented for the cancelled period and the owner is FULLY compensated. You will be charged a 15% cancellation fee if unit is re-rented.

**The Landlord agrees to pay the following:** All necessary utility services, including water, electricity, basic cable TV, Wi-Fi internet, pool services, lawn services and initial cleaning of the premises. Only excessive use of electricity or water shall be billed to the TENANT.

**The Tenant agrees to pay** for all electricity used in excess of \$60/month (average 45-50\$/month).

### **FREE WIRELESS INTERNET ACCESS IS AVAILABLE IN CONDO AT NO EXTRA CHARGE!**

Note: There is no telephone line in the unit, as most of our tenants use their cell phones. Telephone is available for an extra 25\$/month allowing free call anywhere in the USA and Canada.

### **RENTERS RULES**

Please read this notice regarding your rental. This information will assist you in understanding the basic obligations, restrictions and procedures. Remember you are renting a privately-owned residence, not a hotel; please take as much care of this property as if it were your own. We stay here as often as we can. Please enjoy!

**NOISE:** Condominium rules ask that you remember **Quiet hours are from 10:00pm until 8:00am.** Extreme care should be exercised when playing radios, TV's, and also use of walkways and common areas shall be sufficiently quiet and peaceful so as not to disturb the neighbours.

**USE OF FACILITY:** Limited to renters and members of his/her party occupying the premises. Absolutely no parties or groups other than registered guests. Renters should monitor and are responsible for the actions of their children and guests.

**REGISTRATION AND CHECK IN:** Please make arrangements for payment of any unpaid balances before occupancy. I will provide you with a 4 digits' code to access the unit. In addition, you must check in and register with the Stonebridge Management Office (if golf transfer option was selected), open Monday through Friday 8am to 4 pm. If you become locked out of your unit,

please call the Landlord Robert Lavigne (239) 300-6792 (any incurred charge will apply).

#### **CONDO RULES:**

1. Do not drape towels or swimwear over furniture.
2. Please do not sit on furniture with wet swimsuits or suntan lotion.
3. Please keep all dishware clean.
4. Assigned parking – There is visitor parking for a second car
5. No cooking with gas or charcoal grills allowed on lanai.
6. There is an owners' closet located just inside the master bedroom. We come here frequently to relax and recharge, we keep our personal items in this closet. You may use these items, however if you break them, you must replace them or an equivalent charge may be invoiced.
7. No pets are allowed.
8. Absolutely NO SMOKING permitted in the condo or lanai. Anyone smoking in the condo will automatically be charged extra cleaning fee.
9. No skateboarding, rollerblading, on property, stairwells, walkways and in parking lots.
10. The trash bins are located in area dumpsters by the parking area.
11. Laundry washer and dryer are located inside unit.
12. Condo includes towels, sheets, linens, beach chairs, dishes, kitchen equipments, etc.
13. All consumables are your responsibility.
14. Maximum occupancy of 4 plus occasionally 2 children (under 18) on sofa bed.
15. You need to confirm with Stonebridge security gate for any suppliers visit or delivery.

#### **POOL RULES:**

1. Pool has restricted hours (see on site). No life guard on duty, swim at your own risk.
2. Children under 13 must be accompanied by an adult at the pool area.
3. Do not take glassware or food/coolers to the pool area. Plastic glassware and cans are OK.
4. Beach/Pool towels is provided in condo closets.
5. Do not remove blankets, bathroom towels or patio furniture to the pool or beach
6. Do not play loud music by the pool, except personal devices with private earphones are OK.

**CLEANING** There is a cleaning service at the end of your stay to prepare the unit for the next tenant. If you want house cleaning (paying service) during your stay, contact Erica Juarez (239) 288-1911 and state owner's name and property address.

**FOOD WASTE DISPOSER** to be used for light and soft food wastes only. No fish scales, bones, onion or potato skins, corn silk, celery or manufacturer unauthorized waste.

**CONDO REPAIR:** Please call Robert Lavigne first (239-300-6792) and we will implement any repairs necessary. **DO NOT CONTACT STONEBRIDGE OFFICE.** In case of appliance failure, same day service cannot be guaranteed, but every effort will be made to provide service as quickly as possible. Note: Tenant shall not be entitled to any refund for inoperable appliances, air conditioning, or pools.

**EMERGENCIES/HOSPITAL:** A fire extinguisher is located under the kitchen sink. Please call 911 for any emergencies. [North Collier Hospital](#) is ~2 miles west of condo (corner of Immokalee Rd. and Goodlette Frank Rd.).

**DAMAGE LIABILITY:** Renters will be accountable for any damages to the premises and to its furnishings, equipment and household items. **Please do not sit on the furniture with wet swimsuits or sun tan lotion or without clothing.**

**TERMINATION/EARLY DEPARTURE:** If the renter violates any of the conditions or restrictions of this agreement, owner may terminate this agreement and enter the premises immediately. If the renter vacates the premises before the end of the contract date, the renter will not be entitled to a refund.

**CANCELLATION POLICY:** If you believe that there may be a problem with keeping your reservation, we suggest that you **contact us immediately**. Cancellations made **less than 6 months** prior to arrival result in all payments made (or to be made to the full amount) being forfeited. Any adjustments to the reservations less than 3 months in advance may not be guaranteed at the original rate quoted, and a change in reservation may be subject to \$500.00 fee. Refunds will not be made for late arrivals or early departures.

**Vacation Rental Insurance** is available through CSA Travel Protection. It covers the loss of rental payments made because of certain unforeseen circumstances, illnesses and injuries. The cost of this insurance is ~7% (approx.) of the base rent, sales tax and any application/association fees. Details outlining benefits, exclusions and limitations are on the CSA website <http://www.vacationrentalinsurance.com>

**PAYMENT TERMS:** We will provide invoice for PayPal credit card payments if processed directly with Condosouth LLC. **Payment processing fees extra 3% for PAYPAL and credit cards.** No processing fee for check payments. Reservation will be official after 1st payment clears at the bank.

Terms of payment will be as follow: 30% at contract signature, 50% 6 months previous to arrival date and 20% 3 months previous to arrival date. If contract is signed after those delays, then corresponding/full amount is due upfront.

If processed with HomeEscape/TripAdvisor/VRBO/others through their reservation payment gateway, their terms and conditions will apply (see their site for details).

**SECURITY DEPOSIT REFUNDED WITHIN 15 DAYS BY CASHIER'S CHECK. ANY DAMAGE IS THE RESPONSIBILITY OF THE RENTER AND WILL BE CHARGED.**

**CHECK IN TIME IS 4:00 PM ON THE FIRST RENTAL DAY AND CHECK OUT TIME IS 10:00 AM ON YOUR LAST RENTAL DAY. Note:** There is a lock code to the condo unit that will be provided the week before your arrival. Always lock your door when out of unit even for short time. We thank you for your cooperation. **ENJOY YOUR STAY!**

This agreement is entered and is to be performed within the State of Florida, and it is agreed and understood that venue of any action brought to enforce this agreement shall lie in Collier County, Florida. The prevailing party in any action shall recover reasonably attorney's fees and costs.

THE LANDLORD AND TENANT SHOULD SEEK LEGAL ADVICE FROM AN ATTORNEY REGARDING THEIR RIGHTS UNDER THIS LEASE, THE INTERPRETATION OF ANY PROVISIONS IN THIS LEASE, ANY MATTER REQUIRING LEGAL ADVICE, INCLUDING THE STATUTORY RIGHTS OR OBLIGATIONS OF THE LANDLORD OR TENANT.

THE SECURITY DEPOSIT AND ANY PREPAID RENT SHALL BE HELD BY CONDOSOUTH LLC, IN AN INTEREST BEARING ACCOUNT. CONDOSOUTH LLC SHALL BE ENTITLED TO ANY INTEREST PAID AS ADDITIONAL COMPENSATION.

The Singular number will be construed to mean the plural when the context hereof shall so require. If any provision of this lease should be found to be unenforceable, the remaining clauses shall still be of full force and effect. This lease shall only be effective when it is signed by both Landlord and Tenant.



**Details of transaction**

|  |   |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |
|--|---|----------|-----------------|----------|-----------------------------|--------|--------------------------|--------|-----------|----------|---------------------------|--------|----------------------------------|--------|-----------------------|----------|--|
| <p><b>Renter contact information a.k.a. TENANTS</b></p> <p>Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>Email: _____</p> <p>Cell: _____</p> <p>Names of extra persons occupying unit (relationship):</p> <p>_____</p> <p>_____</p> <p>_____</p>   | <p><b>Here are the details of your reservation</b></p> <p>Arrival Date: _____ – 4 PM</p> <p>Departure Date: _____ – 10 AM</p> <p>Owner Name: Robert Lavigne<br/> Owner Email: <a href="mailto:robert@condosouth.com">robert@condosouth.com</a><br/> Owner Phone: 239-300-6792<br/> Canada: 418-666-1100</p> |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |
| <p><b>Rental details</b></p> <table> <tr><td># of nights: _____</td><td>_____ \$</td></tr> <tr><td>11% tourist tax</td><td>_____ \$</td></tr> <tr><td>Non-refundable HOA approval</td><td>180 \$</td></tr> <tr><td>Cleaning fee end of stay</td><td>135 \$</td></tr> <tr><td>Sub-total</td><td>_____ \$</td></tr> <tr><td>Refundable Safety Deposit</td><td>500 \$</td></tr> <tr><td>Optional golf/community transfer</td><td>350 \$</td></tr> <tr><td><b>*Total Payment</b></td><td>_____ \$</td></tr> </table> <p><b>* Add payment processing fees extra 3% for PAYPAL and credit cards.</b></p> | # of nights: _____  | _____ \$ | 11% tourist tax | _____ \$ | Non-refundable HOA approval | 180 \$ | Cleaning fee end of stay | 135 \$ | Sub-total | _____ \$ | Refundable Safety Deposit | 500 \$ | Optional golf/community transfer | 350 \$ | <b>*Total Payment</b> | _____ \$ | <p><b>Payment terms</b></p> <p>Checks to the order of <b>CondoSouth LLC</b><br/>(post-dated checks):</p> <p>30% at contract signature _____ \$</p> <p>50% 6 months before arrival _____ \$</p> <p>20% 3 months before arrival _____ \$</p> <ul style="list-style-type: none"> <li>➤ Confirm with Condosouth LLC where to mail signed contract and postdated checks.</li> <li>➤ Refer to cancellation policy for any change.</li> </ul> |
| # of nights: _____   | _____ \$  |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |
| 11% tourist tax  | _____ \$  |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |
| Non-refundable HOA approval  | 180 \$  |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |
| Cleaning fee end of stay   | 135 \$  |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |
| Sub-total  | _____ \$  |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |
| Refundable Safety Deposit  | 500 \$  |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |
| Optional golf/community transfer   | 350 \$  |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |
| <b>*Total Payment</b>  | _____ \$  |          |                 |          |                             |        |                          |        |           |          |                           |        |                                  |        |                       |          |  |

\_\_\_\_\_  
Print Tenant Name

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Tenant Name

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord Name

\_\_\_\_\_  
Signature of Landlord

\_\_\_\_\_  
Date

**\* Note:** One (1) set of keys will be provided. If you lose a set, there is locksmith repair/replacement cost of \$150 as the locks (tumbler) will need to be replaced due to security access which may be compromised. Please safeguard your keys accordingly. There is an electronic lock code to access the condo unit that will be provided for keyless access. Always lock your door when out of unit even for laundry. You still need the building key to access pool and building doors. We thank you for your cooperation, please enjoy your stay!

**THE PARTIES FURTHER AGREE AS FOLLOWS:**

1. Lease is subject to the association approval. Fees collected for approval process is non-refundable.
2. Landlord agrees to submit lease application to association or lease as required upon execution of this agreement.
3. The Tenant accepts the property in its present condition and agrees to keep it clean and in good state of repair. Tenant agrees to pay for replacement of all articles of personal property damaged or broken during the lease, pay the cost of repairing any damage to the property caused by the use or negligence of the Tenant or Tenant's guests, and at the termination of this lease to promptly surrender the property to Landlord in as good condition as said property was at the execution of this Lease, ordinary wear and tear and loss or damage by fire or acts of God excepted. Landlord acknowledges that there is a difference between damage and normal wear and tear and that the Tenant shall not be charged for normal wear and tear caused by normal every day usage. This lease shall terminate in the event that the premises is damaged or destroyed, other than negligence of the TENANT, or upon taking of the property under legal authority or eminent domain.
4. The Property will only be occupied by Tenant's family consisting of 2 persons and periodic guests (no max than 4 adults and 2 children < 10 years old). All occupancy must be in accordance with any applicable condominium or homeowners' association rules and regulations. See Carrington Ct rules and regulations attached as Exhibit E.
5. No part of the property will be sublet to others nor shall this lease be assigned or transferred in any way without the written consent of the Landlord.
6. **No pets or animals** whatsoever will be allowed on the property.
7. **SMOKING IS NOT PERMITTED ANYWHERE ON THE PREMISES (PORCH, INSIDE AND LANAI).** A cleaning fee of 250\$ will be charged/retained from the safety deposit to restore property to rental condition.
8. Landlord, his agents and employees shall have the right to enter the property at all reasonable times and upon reasonable notice for the repair, improvement, care and management of the property, and for showing the property to prospective tenants or buyers.
9. If property is sold while under rental contract, landlord shall transfer the rental agreement to new owner. If new owner decides not to honor agreement, landlord shall fully refund moneys paid by renter with bearing interests.
10. Tenant shall use the premises as a temporary vacation rental. Tenant shall not engage in any business, or hazardous activities which may increase fire hazard or cause any damage to the premises. Tenant shall comply with all sanitary laws, ordinances, rules and orders of appropriate government authorities affecting the cleanliness, occupancy, and preservation of the premises during the term of the lease. Tenant shall be held solely responsible for any damages to the community or grounds they may arise from the negligence or intentional conduct by the Tenant or the Tenant's guest during the term of the lease. The Tenant will save the Landlord harmless

from and indemnify Landlord for any loss, damage or claims from the Tenant's or the Tenant's guests' use of the community or the facilities.

11. Tenant shall be responsible for insuring their personal belongings.
12. Tenant agrees to follow all condominium association rules.
13. Landlord shall have the property cleaned, at the Landlord's expense, prior to the Tenant's arrival. Upon departure, the property will be professionally cleaned at the Tenant's expense with arrangements to be made by the Landlord. Cleaning charges will include carpet cleaning, linen washing, and dishwashing when necessary. Tenant will provide an exit cleaning fee deposit to Landlord prior to occupancy of unit. If the exit cleaning fee exceeds the amount of the Deposit, Landlord and Tenant agree that additional monies may be deducted from the Security Deposit to pay all costs or Tenant will reimburse Landlord for any additional amounts. If the exit cleaning fees are less than the Deposit amount, any remaining monies will be returned to tenant.
14. "Pursuant to Florida Statute 83.49(3)(a) Note: Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the tenant written notice by certified mail to the tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form:

This is a notice of my intention to impose a claim for damages \$ \_\_\_\_\_ upon your security deposit, due to \_\_\_\_\_. It is sent to you as required by s, 83.49(3), Florida Statutes, You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to \_\_\_\_\_ whose address is \_\_\_\_\_ .

If the landlord fails to give the required notice within the 30-day period, he forfeits the right to impose a claim upon the security deposit,

- a. Unless the tenant objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within 30 days after the date of the notice of intention to impose claim for damages,
- b. If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.
- c. Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-Licensed real estate brokers and sales associates, shall constitute compliance with all other relevant Florida statutes pertaining to security

deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 47S and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1)(d)."

The Security Deposit of \$500.00 shall stand as security for Tenant's performance of all lease obligations. Provided the Tenant complies with all terms of this lease, the security deposit shall be returned to the Tenant in a timely manner after final inspection of the premises and confirmation that all fees and charges encumbered by the Tenant and the Tenant's guest(s) for the use of the facilities have been paid in full.

15. In connection with any litigation concerning this lease, the prevailing party shall be entitled to recover a reasonable attorney fee and all costs from the non-prevailing party.
16. Tenant shall not make alterations or improvements to the property without the written consent of Landlord.
17. Tenant agrees to save the Landlord harmless from, and indemnify Landlord for any, loss, damage, or claim by third parties arising from any negligence or intentional conduct by the Tenant or Tenant's guests.
18. Tenant's personal property kept upon the property, or in any storage rooms or other areas, shall be kept there at the sole risk of the Tenant and the Landlord shall in no event be liable for any loss, destruction, theft of, or damage to, such property. The Tenant shall be responsible for procuring the Tenant's own insurance to cover against the possibility of such loss.
19. RADON GAS: Radon Gas is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon testing may be obtained from your county public health unit.
20. Tenant shall keep the property in a neat and clean condition and shall undertake regular housekeeping at Tenant's expense where so required. Tenant shall dispose of all food at end of stay.
21. Landlord shall be responsible for maintaining and repairing the structural components of the residence including the roof and for providing all necessary functioning electrical, plumbing, HVAC systems, water, basic cable TV, and pool services. Only excessive use of electricity or water will be charged to the tenant Landlord shall not, however, be required to begin the making of any maintenance or repairs unless and until the Tenant has given notice to the Landlord in writing, the nature of repairs needed.
22. Should the property be substantially destroyed or damaged by fire, hurricane or other casualty to be unfit for occupancy or use, then this lease may be terminated by either party and rent shall only be paid to the date of casualty (unless damages are caused by Tenant).



23. Tenant shall leave the front door key and mailbox key (if provided) in the property upon departure. One (1) set of keys will be provided. If you lose a set, there is locksmith repair/replacement cost of \$150 as the locks (tumbler) will need to be replaced due to security access which may be compromised. Please safeguard your keys/code accordingly. There is an electronic lock code to the condo unit that will be provided for keyless access. Always lock your doors.
24. Quiet Enjoyment Tenant shall peacefully, have and hold the said premises for the agreed term. Tenant shall not violate any city, state, or federal laws on the premises.
25. Abandonment TENANT shall not abandon the premises. In the event that the TENANT must leave the premises or in the event that TENANT explicitly abandons the premises, the LANDLORD shall have the option to re-rent the premises. LANDLORD is not required to refund any rents to TENANT. LANDLORD deems abandonment to be an anticipatory repudiation of the contract.
26. THE LANDLORD AND TENANT SHOULD SEEK LEGAL ADVICE FROM AN ATTORNEY REGARDING THEIR RIGHTS UNDER THIS LEASE, THE INTERPRETATION OF ANY PROVISIONS IN THIS LEASE, ANY MATTER REQUIRING LEGAL ADVICE, INCLUDING THE STATUTORY RIGHTS OR OBLIGATIONS OF THE LANDLORD OR TENANT.
27. THE SECURITY DEPOSIT AND ANY PREPAID RENT SHALL BE HELD BY CONDOSOUTH LLC, IN AN INTEREST BEARING ACCOUNT. CONDOSOUTH LLC SHALL BE ENTITLED TO ANY INTEREST PAID AS ADDITIONAL COMPENSATION.
28. This agreement shall be subject to the laws of the State of Florida. Venue for any litigation shall lie in Collier County, Florida. The prevailing party in any action shall recover reasonably attorney's fees and costs.
29. The Singular number will be construed to mean the plural when the context hereof shall so require. If any provision of this lease should be found to be unenforceable, the remaining clauses shall still be of full force and effect. This lease shall only be effective when it is signed by both Landlord and Tenant.



**Tenant(s) Acknowledgment · please initial(s)**

- a) \_\_\_\_\_ Tenant has received copies of Carrington at Stonebridge Condominium Association Inc. application for approval to lease a condominium unit.
- b) \_\_\_\_\_ Tenant has received copies of the Carrington Condo Association Rules and Regulations and the Compliance Agreement.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
Print Tenant Name

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Tenant Name

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Date

Robert Lavigne  
Landlord Name

\_\_\_\_\_  
Signature of Landlord

\_\_\_\_\_  
Date



**CARRINGTON at STONEBRIDGE  
CONDOMINIUM ASSOCIATION, INC.  
APPLICATION FOR APPROVAL TO  
LEASE A CONDOMINIUM UNIT**

UNIT # \_\_\_\_\_ UNIT OWNER \_\_\_\_\_

UNIT # \_\_\_\_\_ UNIT OWNER \_\_\_\_\_

I (We) hereby apply for approval to lease above unit for the period of \_\_\_\_\_ 20\_\_ thru \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**PLEASE INITIAL HERE:** In order to facilitate consideration of this application, I (we) represent that the following information is true and correct and agree that any misrepresentation of the facts in this application will justify its automatic rejection. **I (We) consent to your further inquiry concerning this application particularly of the references given below, including a background check.**

There is a **\$100.00 non-refundable application fee** and a **\$40.00 background and credit check fee (U.S. background check” other countries may require an additional background fee) for each person 18 years of age or older listed on any application, made payable to Carrington at Stonebridge Condominium Association.**

Carrington at Stonebridge (“Carrington”) may be required, in its sole discretion, to consult with an attorney as a result of issues raised by your application. In that event, you agree to pay all attorneys’ fees and costs incurred by Carrington in connection with your application, regardless of whether your application is approved or not.

Copy of Driver’s License or copy of passport for U.S. Citizens or U.S. Legal Residence for each person 18 years of age or older listed on any application. Non-U.S. Citizens or U.S. Legal Residence must provide a copy of their passport of their country of residence and or citizenship.

**Complete the Stonebridge Country Club Membership Transfer Acknowledgment and Consent Forms that in its entirety and return it with \$450.00 check payable to Stonebridge Country Club directly to:**

Vesta Property Services  
Attention: Patrice Murphy  
27180 Bay Landing Drive, Ste. 4  
Bonita Springs, FL 34135

239-947-4552  
239-495-1518 (Fax)  
PMurphy@Vestapropertyservices.com

Full Name of Applicant: \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS #\* \_\_\_\_\_

Full Name of Spouse: \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS #\* \_\_\_\_\_

\* Or country of applicant’s equivalent.



APPLICANT IS AN ACTIVE MEMBER OF THE UNITED STATES ARMED FORCES? \_\_\_\_ YES \_\_\_\_ NO

**Copy of Drivers License**

Current Address & Phone #\*: \_\_\_\_\_

E-mail: \_\_\_\_\_

Place of Business: \_\_\_\_\_

Business Address: \_\_\_\_\_

Position Occupied: \_\_\_\_\_

\* Or country of applicant's equivalent.

The condominium documents for the above unit restrict occupancy to two (2) persons per bedroom and to be used for residential use only. Please state the name, relationship, birthdate, and social security number for all persons who will be occupying the apartment unit.

| NAME  | RELATIONSHIP | BIRTHDATE | SOCIAL SECURITY #* |
|-------|--------------|-----------|--------------------|
| _____ | _____        | _____     | _____              |
| _____ | _____        | _____     | _____              |

\* Or country of applicant's equivalent.

THIS IS A MANDATORY FORM TO BE USED UNDER LESSOR-LESSEE/SALE CONDITIONS. IN EITHER EVENT, IT MUST BE APPROVED OR DISAPPROVED BY THE CONDOMINIUM BOARD OF DIRECTORS.

List three (3) personal references (local if possible): \_\_\_\_\_

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

| 1) Bank References: | ADDRESS | PHONE | PERSON TO CONTACT |
|---------------------|---------|-------|-------------------|
| NAME OF BANK        |         |       |                   |
| _____               | _____   | _____ | _____             |

2) Prior Home Address: \_\_\_\_\_

3) Name, address, and phone of person to be notified in case of an emergency: \_\_\_\_\_  
\_\_\_\_\_





6 months or less, I am required to collect and remit Florida/Collier County sales tax on the amount of rental income collected. Although the sales tax is imposed on the tenant, the property owner is ultimately responsible for the collection and remittance of the tax to the Florida Department of Revenue.

\_\_\_\_\_ **PLEASE INITIAL HERE:** To prevent overtaxing the facilities a unit owner whose unit is leased may not use the recreation facilities or parking facilities on the Condominium property during the lease term. The unit owner shall however have those access rights granted by law to a landlord.

\_\_\_\_\_ **PLEASE INITIAL HERE:** The "lessor "(homeowner) relinquishes all rights to the club and its facilities including but not limited to parking on the premises.

SIGNATURES:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

VERIFICATION OF ACCEPTANCE / REJECTION BY ASSOCIATION

Information provided verified on: \_\_\_\_\_

Applicant and Co-applicant were informed of acceptance \_\_\_\_\_ or rejection \_\_\_\_\_ on \_\_\_\_\_

Name of specific person(s) informed: \_\_\_\_\_

Acceptance or rejection was relayed in person \_\_\_\_\_ or by telephone \_\_\_\_\_ or by letter \_\_\_\_\_ or by email \_\_\_\_\_.

Name of authorized representative of Association who informed applicant and co-applicant:  
\_\_\_\_\_

Review by \_\_\_\_\_

Approved by: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Authorized Representative of Association

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

\*\*\*\* IMPORTANT: THIS APPLICATION ALONG WITH THE PROCESSING FEE AND A COPY OF THE LEASE AGREEMENT IS TO BE MAILED TO VESTA PROPERTY SERVICES AT THE ADDRESS BELOW.



**CARRINGTON CONDOMINIUM ASSOCIATION, INC.**  
**COMPLIANCE AGREEMENT**

NAMES OF lessee, tenants and family members over the age of 18 who will occupy the unit:

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

UNIT NUMBER & ADDRESS: \_\_\_\_\_ in Carrington  
**Condominium Association, Inc.**

By signing this Compliance Agreement and taking occupancy in the above-described unit in Carrington Condominium, I HEREBY ACKNOWLEDGE AND AGREE that I. have received a copy of the Rules and Regulations for the Carrington Condominium Association, that I have reviewed the Rules in their entirety, that I understand the restrictions and obligations contained in the Rules and that I agree to abide by the Rules for as long as I reside in the unit.

I further ACKNOWLEDGE AND AGREE that the Carrington Condominium Association, Inc. has the right to impose fines and suspensions if I fail to abide by the Rules and the right to seek an eviction or injunctive relief under legal proceedings if I continue to violate the Rules after a written warning from the Association. I understand and agree that the Association’s Board of Directors has the right to determine if a violation has occurred, in its sole discretion.

DATED: \_\_\_\_\_, 20\_\_\_\_.

Acknowledgement by lessee

\_\_\_\_\_  
LESSEE SIGNATURE  
\_\_\_\_\_  
LESSEE SIGNATURE  
\_\_\_\_\_  
LESSEE SIGNATURE

Acknowledgement by lessor

\_\_\_\_\_  
LESSOR SIGNATURE  
\_\_\_\_\_  
LESSOR SIGNATURE



27180 Bay Landing Drive, Suite 4  
Bonita Springs, FL 34135  
239-947-4552, f 239-495-1518  
info@vestapropertyservices.com

[VestaPropertyServices.com/sw](http://VestaPropertyServices.com/sw)

**AUTHORIZATION FOR RELEASE OF INFORMATION FOR  
TENANT SCREENING PURPOSES**

**Background Screening Disclosure**

I hereby authorize Vesta Property Services and its designated agents and representatives to conduct a comprehensive review of my background through a consumer report and/or an investigative consumer report to be generated for tenant screening purposes. I understand that the scope of the consumer report/investigative consumer report may include, but is not limited to the following areas: criminal history records (from local, state, federal, international and other law enforcement agencies records), sexual offender’s lists, wants and warrants records, credit history, and civil/law suit cases. Upon request Vesta Property Services will supply a copy of the completed consumer report along with a copy of an individual’s rights under the Fair Credit Reporting Act.

**Authorization and Release**

I \_\_\_\_\_, authorize the complete release of these records or data pertaining to me which an individual, company, firm, corporation, or public agency may have. I hereby release Vesta Property Services and its agents, officials, representatives, assigned agencies, including officers, employees, or related personnel both individually and collectively, from any and all liability for damages of whatever kind, which may at any time, result to me, my heirs, family or associates because of compliance with this authorization and request to relapse. I certify that all information provided below and on my application is correct to the best of my knowledge. Any false statements provided in this form and my application will be considered just cause for disqualification at any time. This authorization and consent shall be valid in original, fax, or copy form. The following information is required by law enforcement agencies and other entities for identification purposes when checking records. It is confidential and will not be used for any other purpose.

\_\_\_\_\_  
Applicant’s Name (Print Legibly) Maiden/AKA/Previous Name (s)

\_\_\_\_\_  
Signature

\_\_\_\_\_/\_\_\_\_\_/20\_\_\_\_\_  
Date

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Driver License Number State

\_\_\_\_\_  
Current Address

(\_\_\_\_\_) \_\_\_\_\_  
Phone





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Signature

\_\_\_\_\_/\_\_\_\_\_/20\_\_\_\_\_  
Date

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Driver License Number State

\_\_\_\_\_  
Current Address

(\_\_\_\_\_) \_\_\_\_\_  
Phone