

# Clearbrooke Townhouse Condominiums Association, Inc.

## LEASE APPLICATION

TO: Board of Directors, CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC.,

FROM: \_\_\_\_\_  
Lessor [Owner(s) of Record]

\_\_\_\_\_  
Lessee(s)

1. Request is hereby made for approval of Lease of Condominium Unit # \_\_\_\_\_, CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC., by the Lessee(s) and Lessor [Owner(s) of record]. A copy of the lease is attached hereto as Exhibit A and is incorporated herein by reference.
2. Lessee(s) represent that the following information is true and correct, and they consent to further inquiry and investigation concerning this information or any information which comes from that inquiry which is necessary for approval of this request; including inquiry into lessee(s) credit, criminal and civil files for such information as necessary.

A. Persons who will occupy the above Condominium Unit are as follows:

1. Name: \_\_\_\_\_, Age: \_\_\_\_\_

2. Name: \_\_\_\_\_, Age: \_\_\_\_\_

3. Name: \_\_\_\_\_, Age: \_\_\_\_\_

4. Name: \_\_\_\_\_, Age: \_\_\_\_\_

NOTE: If any other person(s) will occupy this Unit, attach separate sheet as an addendum giving same information required above.

B. Lessee(s) Present Address: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

C. Local Address  
(if different): \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

D. Employed by: 1. \_\_\_\_\_  
2. \_\_\_\_\_

Address: 1. \_\_\_\_\_

Address: 2. \_\_\_\_\_

E. Names and addresses of (1) business and (2) personal references:

1. \_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
\_\_\_\_\_

F. Bank References: 1. \_\_\_\_\_  
2. \_\_\_\_\_

G. Automobile make/year/color: 1. \_\_\_\_\_  
2. \_\_\_\_\_

License No. & State Regist. 1. \_\_\_\_\_  
2. \_\_\_\_\_

H. Pet (One Pet Maximum): Type: \_\_\_\_\_ Weight \_\_\_\_\_ lbs.

3. Name and Address of \_\_\_\_\_  
Real Estate: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_

4. Lessee(s) states that he/she reviewed a copy of all condominium documents, including Declaration of Condominium, Articles of Incorporation, Bylaws, and Rules and Regulations; that those documents have been read and understood, and during the term of the lease agrees to abide by all the terms and conditions set forth in those documents and all reasonable Rules and Regulations hereinafter officially promulgated by the Association (Attached).
5. Lessor warrants that all financial obligations to the Associations, including, but not limited to maintenance fees, assessments and other charges, have been paid in full, and understand that monthly maintenance fees and other financial obligations remain the responsibility of the lessor notwithstanding any agreement to the contract with the lessee(s).
6. Lessee(s) and Lessor understands and agree that failure on the part of any person or persons subject to this lease, or any invitees of those persons, to abide by their terms of this agreement, voids this approval and subjects the Lessee(s) to eviction by the Association, notwithstanding any provision of the Lease to the contrary; that this condominium is a family-residential community which requires the strict observance of all aspects of the Declaration of Condominium, the Articles of Incorporation, the Bylaws, and such associated Rules & Regulations as may, from time to time, be promulgated by the Association; and, that the Board of Directors of the Association may, in its sole discretion, determine whether acts of the lessee(s) will accept the Board's decision to vacate the premises, if required, after due notice, notwithstanding any other agreements to the contrary with Lessor. Lessee(s) understands that any such action by the Board shall not relieve them from liability to Lessor under the lease.
7. Both Lessor and Lessee(s) further agree to pay any and all damages caused to common areas or limited common areas by their respective moving companies if such shall occur.
8. Lessee(s) shall not assign this approval, nor permit any other persons than those listed herein to reside in the premises except for temporary guests of no more than one week's duration, without *prior approval* of the Association.

9. Inquiry into Applicant(s) credit, criminal, and civil files to obtain information necessary for approval of this request is hereby consented to by signature(s) below. All inquiries will be made using TENANT CHECK or other such agency source of reporting services.

_____ Lessee's Signature	_____ Social Security Number	AND	_____/_____/_____ Date of Birth
_____ Lessee's Signature	_____ Social Security Number	AND	_____/_____/_____ Date of Birth
_____ Lessee's Signature	_____ Social Security Number	AND	_____/_____/_____ Date of Birth
_____ Lessor's Signature	_____ Lessor's Signature		

**PLEASE SUBMIT APPROVAL FORM AND CONTRACT TOGETHER WITH A NON-REFUNDABLE APPLICATION FEE OF \$100.00 MADE PAYABLE TO CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC., AT LEAST 30 DAYS PRIOR TO ANTICIPATED MOVE-IN DATE.**

*NOTE: Occupancy of a Unit prior to board approval will be considered improper procedure and will result in the application fee to be increased to \$200.*

**SUBMIT TO:**

**Ameri-Tech Property Management, Inc.  
24701 US Hwy 19 N, Ste 102  
Clearwater, FL 33763  
Phone (727) 726-8000 Fax (727) 723-1101**

*Revision Effective: 3/30/05*

**APPROVAL OF LEASE OF THE CONDOMINIUM UNIT**

In consideration for the covenants, warrants and agreements set forth in the attached Request for Approval, which is incorporated herein by reference, and the terms and conditions set forth therein, **CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC.**, Clearwater, Florida, a Florida not-for-profit corporation, hereinafter referred to as "Association," by and through its duly authorized and undersigned officer, herewith approves the contract of:

Unit # \_\_\_\_\_ to \_\_\_\_\_

IN WITNESS WHEREOF, the Association has caused this instrument to be approved by its duly authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

***CLEARBROOKE TOWNHOUSE CONDOMINIUMS ASSOCIATION, INC.***

By: \_\_\_\_\_, \_\_\_\_\_  
Board of Directors Title

# Clearbrooke Townhouse Condominium Association Inc.

## BOARD APPROVAL FORM

APPLICANT (S) NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

### OCCUPANCY PRIOR TO THE BOARD APPROVAL IS PROHIBITED.

The decision of the Board of Directors is final and no reason necessary will be given for any action taken by the Board.

Board Action:                    ( ) Approved                    ( ) Disapproved

\_\_\_\_\_  
Signature of Board Member                    Title                    Date

\_\_\_\_\_  
Signature of Board Member                    Title                    Date

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