

# SALE/LEASE APPLICATION

## The Pines of Clearwater

Each form must be completed in its entirety and signed by all applicable parties. Upon receipt of a completed lease application package, review and notification of the decision will be provided within the stipulated fourteen (14) day timeframe.

### THE FOLLOWING CONSTITUTES A COMPLETED LEASE/SALES APPLICATION PACKAGE

● Sales/Lease Application	Completed and fully executed by applicant(s) and Owner/Agent  Legible copy for anyone 18 years or older.
● Driver License (s)	
● Social Security Card(s)	A legible copy of social security cards for anyone 18 years or older.
● Sales/Lease Contract	A proposed copy to include term and all occupants. Executed copy will be requested prior to release of approval.
● Former Landlord Information	Name and Phone Number
● Two (2) Months of Paystubs	Continuous employment
● Lease Application Processing Fee	\$125.00 per applicant over 18. Married Couples one fee. (nonrefundable)

Please make cashier's check or money order payable to The Pines of Clearwater

### ***PERSONAL CHECKS ARE NOT ACCEPTABLE***

Mail or drop off completed packet to

**The Pines of Clearwater**

C/O Ameri-Tech Community Management

24701 US Hwy 19 North, Suite 102

Clearwater, FL 33763

# The Pines of Clearwater

## LEASE APPLICATION

PRIOR to the move in date, this Lease/Sales Application and all required documentation as set forth below must be completed in its entirety and submitted to The Pines of Clearwater. **Incomplete Applications submitted will not be considered until all information has been provided as specified, including the application fee.** Additional Application document requirements: fully executed lease/sales contract, legible copy of driver license (per adult), legible copy of social security card (per adult ), and a money order/cashier's check in the amount of \$125.00 per applicant over 18 with married couples considered as one applicant. Check made payable to The Pines of Clearwater. Application fee is nonrefundable.

### PROPERTY INFORMATION

Property Address: \_\_\_\_\_ Unit #: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Owner Email: \_\_\_\_\_

Property Management Company/Agent (if applicable): \_\_\_\_\_

Property Management Contact: \_\_\_\_\_ Phone #: \_\_\_\_\_

Property Management Email: \_\_\_\_\_

Term of Lease: \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_ Planned Move-in Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Planned Closing Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

➤ Has Applicant or Co-Applicant previously leased at The Pines of Clearwater? Yes or No (circle one)

If Yes, provide Property Address: \_\_\_\_\_ Lease Dates: \_\_\_\_\_

### APPLICANT INFORMATION

Applicant Name: _____	Co-Applicant Name: _____
Social Security Number: _____	Social Security Number: _____
Date of Birth: _____	Date of Birth: _____
Current Address: _____ _____	Current Address: _____ _____
Home Phone: _____	Home Phone: _____
Cell Phone: _____	Cell Phone: _____
Current Employer: _____	Current Employer: _____
Employed for how long: _____	Employed for how long: _____
Work Phone/Employer Phone: _____	Work Phone/Employer Phone: _____
Former Landlord Name: _____	Former Landlord Name: _____
Phone number: _____	Phone Number: _____

**ADDITIONAL OCCUPANTS (Provide Social Security number)**

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE &amp; DOB</u>	<u>SOCIAL SECURITY #</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**ADDITIONAL APPLICANT INFORMATION**

**Emergency Contact**

\_\_\_\_\_  
(Name) (Relationship) (Phone #)

**Automobiles**

Vehicle #1	Vehicle #2
Year: _____ Make: _____ Model: _____ Color: _____ Tag #: _____ State: _____	Year: _____ Make: _____ Model: _____ Color: _____ Tag #: _____ State: _____

**Pets: NO DOGS ALLOWED**

---

**Please read each statement and sign below to confirm understanding and compliance:**

1. We, the owners of The Pines of Clearwater identified on Page 1 of this Lease Application, hereby assign all rights that we have as owners and landlords to Pines of Clearwater Homeowners Association, Inc., for the purpose or purposes of evicting any tenant or guest that may utilize such unit at said property address, as the result of violation of any rules, regulations, covenants, and restrictions. **We hereby assign all rights as may exist to the Association for the right of eviction as may be found within Florida Law, including the right to collect attorney fees and costs.**
2. By signing below, applicants agree that the Board of Directors and/or its agent may institute investigation of criminal background history for each applicant over the age of 18. Accordingly, applicants specifically authorize the Board and/or its agent to make such an investigation and agree to the information contained in this and the attached application may be used for that purpose only. The Board of Directors and their agent will be held harmless from any action or claim by applicants in connection with the use of the information contained herein.
3. By signing below, applicants confirm that the **Owner or Agent has provided a copy of the Pines of Clearwater Governing Documents and all Rules and Regulations** in force and effect at present, or as may be imposed in the future, and that he/she has received, read, and understands such Rules and Regulations. Owner or Agent confirms that he/she will provide applicant with all updates to these Rules and Regulations immediately upon notification of such revision(s).
4. Applicant agrees on behalf of all persons who may use the townhome/condo that all restrictions contained in The Pines of Clearwater Condominium governing documents and all Rules and Regulations in force and effect at present, or as may be amended or newly imposed in the future, will be complied with.
5. By signing below, applicants understand that acceptance for lease of a unit at The Pines of Clearwater is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms may result in automatic rejection of this application and/or revocation of approval if same has already been given.

6. Per the Rules and Regulations, no unit may be leased for less than 12 months; one rental within the calendar year per unit is permitted. With the exception of the months of January to March.
7. Applicants must not wait until the last minute to turn in this application. The Board review period for lease/sales applications is fourteen (14) days from the date the complete application submittal, including the application fee, is received. Applications will be processed in a timely manner and a decision notification to approve/deny the application will be provided to the Owner or Agent. Occupancy prior to Board approval is strictly prohibited.
8. **PURCHASER(S) ONLY:** Purchaser(s) understands that she/he/they will automatically become a member of the Condominium and Master Associations and that all fees and assessments approved by these Associations are due and payable the first day of each month and that delinquent fees are subject to a lien on the condominium unit.
9. Purchaser(s) understands that the current maintenance fees for subject unit are \$\_\_\_\_\_per month, due on the first of the month.
10. This does not include any special assessment fees, which would be in addition, when applicable. For information contact Terra Management Services
11. Maintenance fees are due at the first of each month and are subject to a late fee if not received by the 10<sup>th</sup> of the month.

\_\_\_\_\_  
 (Applicant Signature) (Date)

\_\_\_\_\_  
 Owner or Agent Signature) (Date)

\_\_\_\_\_  
 (Applicant Signature) (Date)

Should you have any questions, please contact:

AMERI-TECH COMMUNITY MANAGEMENT, INC.  
 24701 US HWY 19 N, SUITE 102, CLEARWATER, FL  
 33763  
 727-726-8000

OFFICE USE ONLY

Board of Directors approval:

Monthly Maint: \_\_\_\_\_ Paid Through \_\_\_\_\_ Account Current: \_\_\_\_\_  
 Balance Due \_\_\_\_\_

**BACKGROUND INFORMATION FORM**

DATE: \_\_\_\_\_

I / We \_\_\_\_\_, \_\_\_\_\_, prospective  
 tenant(s) / buyer(s) for the property located at \_\_\_\_\_  
 Managed By: \_\_\_\_\_ Owned By: \_\_\_\_\_

Hereby allow TENANT CHECK and or the property owner / manager to inquire into my / our credit file (if applicable), criminal, and rental history as well as any other personal record to obtain information for use in processing of this application. I / We understand that on my / our credit file (f applicable) it will appear the TENANT CHECK has made an inquiry. I / We cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK now or in the future.

PLEASE PRINT CLEARLY

<u>INFORMATION</u>		<u>SPOUSE / ROOMMATE</u>	
SINGLE _____	MARRIED _____	SINGLE _____	MARRIED _____
SOCIAL SECURITY #:		SOCIAL SECURITY #:	
FULL NAME:		FULL NAME:	
DATE OF BIRTH:		DATE OF BIRTH:	
DRIVERS LICENSE #:		DRIVERS LICENSE #:	
CURRENT ADDRESS:		CURRENT ADDRESS:	
HOW LONG?		HOW LONG?	
PREVIOUS ADDRESS		PREVIOUS ADDRESS	
HOW LONG?		HOW LONG?	
EMPLOYER:		EMPLOYER:	
OCCUPATION:		OCCUPATION:	
LENGTH OF EMPLOYMENT:		LENGTH OF EMPLOYMENT:	
WORK PHONE NUMBER:		WORK PHONE NUMBER:	
HAVE YOU EVER BEEN ARRESTED? (CURCLE ONE) YES NO		HAVE YOU EVER BEEN ARRESTED? (CURCLE ONE) YES NO	
SIGNATURE:		SIGNATURE:	
PHONE NUMBER:		PHONE NUMBER:	

IF THE WRONG SOCIAL SECURITYNUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE REPORT.

---

A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR REALTORS / PROPERTY MANAGERS / APARMENT COMPLEXES / MOBILE HOME PARKS / CONCOMINIUM ASSOCIATIONS / EMPLOYERS