



WESTMINSTER COMMUNITY ASSOCIATION

LEASE APPLICATION

PROPERTY ADDRESS _____ OWNER NAME & PHONE _____

This application must be submitted to the Westminster Community Property Manager, 2001 Oxford Ridge Circle, Lehigh Acres, FL 33973 at least 10 days prior to the start of any new lease or a lease renewal with a signed copy of the lease agreement. There is a \$250 application fee to be payable to **Westminster Community Association, Inc.** for all lease applications; new or returning. NO TENANT OR LESSEE MAY MOVE INTO OR OCCUPY A UNIT NOR SHALL ANY OWNER PERMIT A TENANT OR LESSEE TO MOVE IN OR COMMENCE OCCUPANCY WITHOUT OBTAINING AN APPROVED APPLICATION FROM THE ASSOCIATION. APPLICANTS ARE SUBJECT TO A \$40 FEE FOR EACH BACKGROUND CHECK FOR PERSONS OVER THE AGE OF 18. \$71 FOR A CANADIAN OR AT COST FOR INTERNATIONAL. SCREENING MAY TAKE LONGER THAN 10 DAYS DEPENDING ON THE NATURE OF SCREENING WHICH MAY REQUIRE ADDITIONAL TIME.

- Rentals are 30 day minimum.
- Limited to single family residency only, no corporate leasing or subleasing outside of a family unit.
- Occupancy is limited to Lessee and immediate family only, additional occupants over 18 are subject to background check.

Lease dates from: _____ to _____

NAME OF APPLICANT (1) _____ DOB _____ Drivers License# _____

PRESENT ADDRESS _____

PHONE _____ How long _____ Own _____ Rent _____ Email _____

NAME OF APPLICANT (2) _____ DOB _____ Drivers License# _____

PRESENT ADDRESS _____

PHONE _____ How long _____ Own _____ Rent _____ Email _____

ADDITIONAL OCCUPANT _____ RELATIONSHIP _____ AGE _____

ADDITIONAL OCCUPANT _____ RELATIONSHIP _____ AGE _____

ADDITIONAL OCCUPANT _____ RELATIONSHIP _____ AGE _____

PLEASE PROVIDE VEHICLE INFORMATION

MAKE _____ YEAR _____ STATE _____ TAG# _____

MAKE _____ YEAR _____ STATE _____ TAG# _____

(If applicable) Name and Breed of Pet _____

CREDIT AND PERSONAL HISTORY

HAVE YOU EVER FILED FOR BANKRUPTCY? _____ HAVE YOU EVER BEEN EVICTED _____ ARE YOU CURRENTLY A PARTY TO A LAWSUIT _____

ARE THERE ANY JUDGMENTS AGAINST YOU _____

PLEASE EXPLAIN BELOW ANY YES ANSWERS _____

OWNERS' ACKNOWLEDGMENT AND CONSENT

The owners of the unit proposed to be leased acknowledge that notwithstanding that they are leasing their property; it is they who shall continue to be responsible for the conduct or any violations by their tenants, licensees, invitees or guests.

Owners further agree that in the event there is a default under the lease as a result of violation of the Governing Documents that the Owners shall take immediate steps to as determined by the Association to terminate the lease, provide a notice to vacate and/or proceed with an eviction. Owners and their tenants/guests hereby agree to hold Westminster Community Association, Inc. and it's affiliates, harmless and indemnified from any and all costs and damages before, during or after tenancy.

Owner signature _____ Agent's signature (if applicable) _____ Date _____

APPLICANTS ACKNOWLEDGE, AGREE TO AND CONFIRM:

- I/WE UNDERSTAND THAT WESTMINSTER IS A DEED RESTRICTED COMMUNITY AND SUBJECT TO THE GOVERNING DOCUMENTS FOR WESTMINSTER COMMUNITY ASSOCIATION, INC.
- I/WE HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS FOR THE COMMUNITY PERTAINING TO THE PROPERTY THAT THEY ARE REQUESTING TO LEASE.
- A BREACH OF ANY TERM OF THE ABOVE REFERENCED DOCUMENTS OR RULES CONSTITUTES A DEFAULT UNDER THE LEASE AND THE ASSOCIATION TERMINATE THE LEASE AND PROVIDE NOTICE TO VACATE.
- MISSTATEMENT OR UNTRUE STATEMENT(S) UNDER THIS APPLICATION CONSTITUTES A DENIAL OF APPLICATION.
- AT NO TIME DURING THE TERM OF THE PROPOSED LEASE SHALL ANY PERSON REGISTERED AS A SEXUAL PREDATOR/OFFENDER UNDER THE LAWS OF ANY STATE OR COUNTRY BE ALLOWED TO STAY OVERNIGHT.

APPLICANT'S SIGNATURE _____

DATE _____