

MIRROR LAKE CONDOMINIUM ASSOCIATION, INC.

3795 59th Avenue West, Bradenton, FL 34210

Phone (941) 727-1498 Fax 941-727-9922

mirrorlakecondos@gmail.com

Date: _____

RENTAL/GUEST APPLICATION (US)

The undersigned applicant(s) requests approval to rent **Unit #** _____ from _____ to _____
Date Date

Please fill out completely and print all information clearly.

Full Name: _____ Maiden Name: _____
First Full Middle Last

S.S. # _____ - _____ - _____ DOB: ____/____/____ DL# or Passport # _____
Attach a Copy

Present Address: _____
Number, apt #, street, state, zip code

Current Phone Number: _____ - _____ - _____ Occupation: _____

Current Employer: _____ Work Phone Number: _____ - _____ - _____

Full Name: _____ Maiden Name: _____
First Full Middle Last

S.S. # _____ - _____ - _____ DOB: ____/____/____ DL# or Passport # _____
Attach a Copy

Present Address: _____
Number, apt #, street, state, zip code

Current Phone Number: _____ - _____ - _____ Occupation: _____

Current Employer: _____ Work Phone Number: _____ - _____ - _____

Name of others who will occupy unit with you:

Name: _____ Relationship: _____ DOB: ____/____/____

S.S. # _____ - _____ - _____ If over 18 yrs, DL# or Passport # _____
Attach a Copy

Name: _____ Relationship: _____ DOB: ____/____/____

S.S. # _____ - _____ - _____ If over 18 yrs, DL# or Passport # _____
Attach a Copy

Vehicles to be kept at above address, a maximum of 2 allowed (1 Assigned space + 1 Guest space)

Make & Model: _____ Color: _____ Tag # _____ State: _____

Make & Model: _____ Color: _____ Tag # _____ State: _____

Tenants and Guests are not allowed pets of any kind, nor can pets be brought in by Guests for visits or for dog sitting.

Please initial here that you fully understand this restriction: _____
Initial here

Applicant(s) agree by their signature(s) below to have read the Rules and Regulations provided by the owner or agent for owner and agree to abide by them. **An initialed copy must be submitted to the office with the application.**

Owner(s) agree to assume full responsibility for their tenants conduct, **both financially and legally.**

Applicant's Signature _____ Dated _____

Applicant's Signature _____ Dated _____

Owner's Signature _____ Dated _____

After approval, a copy of a fully executed lease agreement must be submitted to the office.

Authorization for Verification of Information:

I agree to hold harmless, Mirror Lake Condominium Association, Inc., its agents, Contemporary Information Corporation, Experian, RentBureau and all other providers of information on the prospective tenant(s) stated above. In the event that the information provided by me (us) is found to be misleading or false, my acceptance for this rental, lease or purchase, whether determination is made before or after my date of occupancy, may be affected. Mirror Lake Condominium Association, Inc. and Contemporary Information Corporation shall not be liable in any manner whatsoever for any loss of injury resulting from the obtaining or furnishing of such information and shall not be deemed to have guaranteed the accuracy of such information being based, however upon reports obtained from sources considered by Mirror Lake Condominium Association, Inc. and Contemporary Information Corporation to be reliable.

I do hereby authorize with my (our) signature, the release of public records, credit reports, criminal records, rental or lease information, employment verification and any other records whether by fax, verbal, email, photo copy or original signature to Mirror Lake Condominium Association, Inc and Contemporary Information Corporation, all its members and sources including, but not limited to other partners and/or property management companies now and in the future with the acknowledgement it may be viewed.

Applicant's Signature _____ Applicant's Signature _____

APPLICANT PORTION (US)

The applicant agrees to provide a non-refundable **processing fee** of \$60 for one applicant and \$60 for each additional applicant over the age of 18, along with this fully completed application form, no

less than 14 days prior to occupancy. Forms must be brought or sent to the Association office. A notice of approval or disapproval by the Board, will be communicated to the owner and/or agent.

UNIT OWNER AGREEMENT

The unit owner will attest that he/she has a **working smoke alarm** currently in the unit. If owner does not, the applicant agrees to provide a working alarm prior to the occupancy of the unit.

If unit is rented, leased or occupied by guest(s): The unit owner agrees the Association may, in the unit owner's absence, deal with the tenant and any guest of the tenant in all matters governing the conduct of the tenant or guest as they relate to the common elements or the peace and dignity of the community. This does not absolve the owner for being responsible for the tenant's actions.

If the unit is rented, leased or occupied by guest(s): By execution hereof, each unit owner does hereby agree to indemnify and hold harmless the Association from any and all damages caused by any tenant/guest occupying the unit owner's premises with the express or implied knowledge or consent of the unit owner or arising out of or in connection with any failure of responsibility pursuant to the Condominium Documents or Florida Law.

Approval of the application shall by no means be considered a waiver of any right the Association may have to enforce the rules, regulations, restrictions and restrictive covenants contained in, or properly pursuant to, the Condominium Documents or Florida Law.

An owner who allows guest(s) to occupy, rent or lease their unit(s), agrees the occupant will have the right to use the facilities, including all recreational facilities, during such rental period. **A unit owner must relinquish his recreation key to a tenant/guest during rental or lease periods.** A unit owner is responsible for the return of the recreation key, from the occupant(s), after rental/lease period is over.

All guests and lessees of any unit owner shall comply with all of the Use & Occupancy Restrictions and all Rules and Regulations promulgated by the Board of Directors of the Association. Any guest or lessee who persistently violates these Restrictions and/or House Rules may, at the direction of the Board, be required to give up the activity key and/or asked to leave the Condominium property and/or be legally evicted, for which the owner will be responsible for all legal fees and costs.

I hereby declare that the Rules and Regulations of Mirror Lake have been explained to my tenants or guests and a copy presented to them. **I will be financially responsible for any misconduct, damage or legal costs to the association caused by my tenants or guests.** I have informed my tenants or guests to register in the Mirror Lake office upon arrival or as soon as possible thereafter to obtain parking permits for any vehicles being kept on ML premises.

I acknowledge that all non-refundable administration fees for processing this application, which includes a national criminal background check, have been paid. The above has been read by all parties and is fully understood.

Owner's Signature _____ Dated _____

Applicant's Signature _____ Dated _____

Applicant's Signature _____ Dated _____

Mirror Lake Condominium Association, Inc.

Use and Occupancy Restrictions

Each condominium unit shall be used exclusively as a **one family residential** dwelling and no business or triad shall be permitted to be conducted thereon or therein.

In no event shall any two (2) bedroom unit be occupied on a regular basis by more than (4) persons, nor shall any three (3) bedroom unit be occupied on a regular basis by more than six (6) persons, including owners and their guests.

Tenants and Guests are not allowed pets of any kind.

Parking of commercial vehicles is PROHIBITED AT ALL TIMES & will result in towing. All vehicles must display Mirror Lake parking stickers or temporary parking permits at all times or be subject to tow.

Prior to commencement of any allowable rental period, the unit owner shall provide the office of the Association with the name, address and ages of all authorized guests and users of the particular condominium unit and an executed lease agreement.

Access to Mirror Lake recreational facilities is available to owners and guests and/or lessees and guests. Access to recreational facilities cannot be conferred to others on these occasions when owner and/or lessees are not in current residence.

No resident may have a gas or charcoal grill operated or stored in the unit on the porch, balcony or lanai or within 15 feet of a building or sidewalk.

All guests and lessees of any unit owner shall comply with all of the Use & Occupancy Restrictions and all Rules and Regulations promulgated by the Board of Directors of the Association. Any guest or lessee who persistently violates these restrictions, house rules and/or "Use" regulations may, at the direction of the Board, be required to leave the Condominium property.

I hereby declare that the Rules and Regulations of Mirror Lake have been explained to my tenants and a copy presented to them. I will be financially responsible for any misconduct, damage or legal costs to the association caused by my tenants. I have informed my tenants to register in the Mirror Lake office upon arrival or as soon as possible thereafter. Should the association require the immediate removal of my tenants the cost associated with removal, including office time and legal fees, will be paid immediately. If monthly assessments become past due by 30 days or more, owner authorizes the Association to demand rent payments be paid directly to the association to be applied to fines and fees first and then past due assessment balances and understands and authorizes the Association and/or agent to process an eviction at my expense.

Owner's Signature _____ Dated _____

Owner's Signature _____ Dated _____

*****ASSOCIATION PORTION*****

This page must remain as a part of the application.

Application Received (date) _____

All fees paid? Yes _____ No _____ Check # _____

The above application for occupancy is approved by the Board of Administration of Mirror Lake Condominium Association, Inc.

This _____ day of _____, 20 _____

Board Member or Agent Signature _____ Title _____

Owner and/or Agent notified of Board Action via _____ dated _____