

COACHMAN CREEK CONDOMINIUM ASSOCIATION INC.  
RENTAL APPLICATION \$150 APP FEE PLUS \$100 BACKGROUND FEE PER PERSON (18yrs & older)

I/We intend to lease Unit # \_\_\_\_\_ for the period starting \_\_\_\_\_ and ending \_\_\_\_\_  
**No Short-Term Leases Allowed, Rentals must be one-year lease or longer!**

I/We represent the information I/We provide is true and factual and are aware any falsification or misrepresentation of the facts in this application will result in automatic rejection of the application. I/We consent to knowing the Association may make further inquiries concerning the application and authorize the disclosure of such information to the Association or Unit Owner.

I/WE WILL BE BOUND BY THE DECLARATION OF CONDOMINIUM, THE BY-LAWS, THE ARTICLES OF INCORPORATION AND THE RULES AND REGULATIONS SET FORTH BY THE ASSOCIATION, BOARD OF DIRECTORS AND MANAGEMENT TEAM. \_\_\_\_\_ (must be initialed)

I/WE WILL NOT SUBLET OR ASSIGN THE LEASE FOR THIS UNIT TO ANY OTHER PERSON OR PARTY. ALL GUEST MUST BE APPROVED IN WRITING FROM THE UNIT OWNER. \_\_\_\_\_ (must be initialed)

I/WE WILL PROVIDE A SIGNED COPY OF THE LEASE TO COACHMAN CREEK OFFICE. NO PARKING DECALS WILL BE ISSUED WITHOUT SIGNED LEASE. \_\_\_\_\_ (must be initialed)

PET(S) NEED TO BE APPROVED IN WRITING AND DOCUMENTED IN THE LEASE BY UNIT OWNER. NO DOGS WILL BE ALLOWED. \_\_\_\_\_ (must be initialed)

Homeowner's Name: \_\_\_\_\_ Phone Number / Email: \_\_\_\_\_

SECTION #1: GENERAL INFORMATION

Name of Lessee: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Current Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Employer: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Lessee: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Current Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Employer: \_\_\_\_\_ Phone: \_\_\_\_\_

Other Occupants Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Relationship: \_\_\_\_\_

Other Occupants Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Relationship: \_\_\_\_\_

In Case of Emergency Contact: Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

## SECTION #2: VEHICLE INFORMATION

Only one (1) Decal can be purchased (\$20 check or money order) per licensed driver on lease. All vehicles requiring a decal must be registered to lease occupant. Only tenant(s) on lease will be allowed parking decals. Visitor / Guest of lessee must be approved in writing from Unit Owner before Visitor / Guest pass will be issued.

YEAR: \_\_\_\_\_ MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ COLOR: \_\_\_\_\_

PLATE #: \_\_\_\_\_ STATE: \_\_\_\_\_

YEAR: \_\_\_\_\_ MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ COLOR: \_\_\_\_\_

PLATE #: \_\_\_\_\_ STATE: \_\_\_\_\_

## SECTION 3: ACKNOWLEDGEMENT

I/We understand any violation(s) of the lease terms or provisions and covenants of Coachman Creek Condominium Association can result in termination of the lease and removal from the property. I/We have read and understand the Rules and Regulations of the Association and agree to abide by them all. Failure to comply will result in termination of approval to be on property and can lead to an eviction by Owner/Association.

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

Print Name: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

\_\_\_\_\_ FOR OFFICE USE ONLY \_\_\_\_\_

Background/Credit Fee: \$100 pp \_\_\_\_\_

Security Deposit \$300: \_\_\_\_\_

Application Fee: \$150 \_\_\_\_\_

Vehicle Decal Fee: \$20 per decal \_\_\_\_\_

Lease: \_\_\_\_\_

Decal #: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Decal #: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Notes:

DATE \_\_\_\_\_

CUSTOMER NUMBER \_\_\_\_\_

**TENANT INFORMATION FORM**I / We \_\_\_\_\_, prospective  
tenant(s) / buyer(s) for the property located at \_\_\_\_\_,

Managed By: \_\_\_\_\_ Owned By: \_\_\_\_\_,

Hereby allow TENANT CHECK LLC and or the property owner / manager to inquire into my / our credit file, 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 it will appear the TENANT CHECK LLC has made an inquiry. I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK LLC now or in the future.

**PLEASE PRINT CLEARLY****TENANT INFORMATION:**

SINGLE \_\_\_\_\_ MARRIED \_\_\_\_\_

SOCIAL SECURITY #: \_\_\_\_\_

FULL NAME: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_

DRIVER LICENSE #: \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

HOW LONG? \_\_\_\_\_

LANDLORD &amp; PHONE: \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_

HOW LONG? \_\_\_\_\_

EMPLOYER: \_\_\_\_\_

OCCUPATION: \_\_\_\_\_

GROSS MONTHLY INCOME: \_\_\_\_\_

LENGTH OF EMPLOYMENT: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HAVE YOU EVER BEEN ARRESTED?  
(CIRCLE ONE) YES NO

HAVE YOU EVER BEEN EVICTED?  
(CIRCLE ONE) YES NO

SIGNATURE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

**SPOUSE / ROOMMATE:**

SINGLE \_\_\_\_\_ MARRIED \_\_\_\_\_

SOCIAL SECURITY #: \_\_\_\_\_

FULL NAME: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_

DRIVER LICENSE #: \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

HOW LONG? \_\_\_\_\_

LANDLORD &amp; PHONE: \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_

HOW LONG? \_\_\_\_\_

EMPLOYER: \_\_\_\_\_

OCCUPATION: \_\_\_\_\_

GROSS MONTHLY INCOME: \_\_\_\_\_

LENGTH OF EMPLOYMENT: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HAVE YOU EVER BEEN ARRESTED?  
(CIRCLE ONE) YES NO

HAVE YOU EVER BEEN EVICTED?  
(CIRCLE ONE) YES NO

SIGNATURE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

**TENANT CHECK HOURS OF OPERATION:****MONDAY - FRIDAY : 9:00 a.m. - 5:30 p.m.****SATURDAY : 11:00 a.m. - 4:00p.m.**ALL ORDERS RECEIVED AFTER 4:30 p.m. (3:00 p.m. on Sat.) WILL BE PROCESSED THE  
NEXT BUSINESS DAY**TENANT CHECK FAX #: (727) 942-6843**

**IF THE WRONG SOCIAL SECURITY NUMBER 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 / APARTMENT COMPLEXES /  
MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS

Summary of Rules and Regulations for  
Coachman Creek Condominium Association Inc.

**PLEASE INITIAL & SIGN FOR UNIT # \_\_\_\_\_**

Initial \_\_\_\_\_

- \_\_\_\_\_ 1. **BUSINESS LIMITATIONS.** No industry, business, or profession shall be conducted or permitted on any part of the Condominium property. Condo must be in individual(s) name.
- \_\_\_\_\_ 2. **SINGLE FAMILY USE.** No unit shall be used for any purpose other than single family residential use. Single family shall mean one or more persons who are related by blood, marriage or adoption, or no more than two unrelated persons living as a single housekeeping unit.
- \_\_\_\_\_ 3. **OCCUPANCY.** No unit shall be occupied by no more than 2 persons for each bedroom. Leases must be approved by the Association. Owners are responsible for renting their units and for obtaining a rental packet and informing their tenant of all fees, rules and regulation, and criteria relating to a criminal background. Management has 20 days to approve an application.
  - a. Only those approved at the time of interview will be legal occupants of the unit.
  - b. No subleasing, or any other change in occupancy is permitted.
- \_\_\_\_\_ 4. **VISITORS/GUEST.** Residents shall be permitted to have a visitor(s) up to 3 weeks during any 6 month period. Guest staying over 6 weeks in 1 years time must go through Association approval process. Visitor(s) staying longer then 2 days must display a temporary parking pass. Rentals: Guest must be approved by Unit Owner.
- \_\_\_\_\_ 5. **PETS.** Only indoor domesticated cats, small birds and fish are allowed. No dogs allowed. No other animals shall be permitted. No nuisance birds will be tolerate. Lease shall document all children and pets.
- \_\_\_\_\_ 6. **VEHICLES AND PARKING.** All residents must display a CCC parking decal in back window. Vehicles cannot be backed in. Vehicle repairs on property are not permitted. Car Washing only on Saturdays with hose and nozzle that can be shut off. Guest must park in Guest spaces only and Guest staying longer then 2 days need a temporary parking pass. Rentals: Guest passes must be approved by Unit Owner.
- \_\_\_\_\_ 7. **COMMON ELEMENTS.** All walkways and stairways must be kept clear. No resident shall place or install flower pots, plants, flowers, bushes, trees or any landscaping on the common area.
  - a. Taking over a common area is prohibited. Bicycles must be stored on the back porch/patio.
  - b. Condominium property shall be kept clean and free of rubbish and garbage.
  - c. No baby wipes, hand satirizer wipes, Lysol wipes or cat litter can be flushed down the toilet.
- \_\_\_\_\_ 8. **BALCONIES AND PORCHES.** All balconies must be kept clear and uncluttered. Objects shall not be permitted to hang over or protrude the outside of the balcony wall. Gas, charcoal grills, laundry, garments, towels, objects over 42 inches shall not be placed on the balcony or porch. Only electric grills will be allowed. Clothes lines are not permitted. No carpet or tile shall be installed on balcony floor, only paint.
- \_\_\_\_\_ 9. **WINDOW TREATMENTS:** Window treatments facing the roadway(s) must be white.
- \_\_\_\_\_ 10. **NUISANCE PROHIBITED.** No nuisances shall be permitted on the condominium property nor any use or practice that is a source of annoyance to residents peaceful possession of property. No immoral, improper or offensive use shall be allowed. No Loitering Allowed.
  - a. Disturbances requiring police intervention will be deemed a violation.
  - b. Construction work outside of 8am-8pm shall be deemed a violation.
- \_\_\_\_\_ 11. **SECURITY DEPOSIT.** Rentals - A refundable security deposit (\$300) is held in escrow to protect the Association against damages to the common element by a lessee. Dumping of furniture on the common area will result in the forfeiture of any deposit being held. No Rentals Allowed First Year Of Ownership.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## 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 (if 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? (CIRCLE ONE) YES NO		HAVE YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO	
SIGNATURE:		SIGNATURE:	
PHONE NUMBER:		PHONE NUMBER:	

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

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