

Palm River Townhomes Homeowner Association, Inc.



[PalmRiver@BreezeHome.com](mailto:PalmRiver@BreezeHome.com) | 813-565-HOME (4663)

2161 East County Road 540A, #225, Lakeland, FL 33813

## Home Rental Application

Date \_\_\_\_\_

Address of rental property \_\_\_\_\_

Owner Name \_\_\_\_\_

Owner Forwarding Mailing Address While Home Being Leased \_\_\_\_\_

\_\_\_\_\_

Owner Home Phone Number \_\_\_\_\_ Owner Business Phone Number \_\_\_\_\_

Owner Fax Number \_\_\_\_\_ Owner Email Address \_\_\_\_\_

Length of Rental \_\_\_\_\_ Dates of Rental \_\_\_\_\_

### **APPLICANT INFORMATION**

Name \_\_\_\_\_

Present Address \_\_\_\_\_ How Long? \_\_\_\_\_

Previous Address \_\_\_\_\_ How Long? \_\_\_\_\_

Phone # (H): \_\_\_\_\_ (C): \_\_\_\_\_ Email: \_\_\_\_\_

Married \_\_\_\_\_ Spouse's Name \_\_\_\_\_

Children? \_\_\_\_\_ How Many? \_\_\_\_\_ Ages? \_\_\_\_\_

Pets? \_\_\_\_\_ How Many? \_\_\_\_\_ What Kind? \_\_\_\_\_

### **YOUR EMPLOYMENT**

Employer \_\_\_\_\_

Employer Address \_\_\_\_\_

Supervisor \_\_\_\_\_ Business Phone \_\_\_\_\_

How Long on Present Job \_\_\_\_\_

### **SPOUSE'S EMPLOYMENT**

Employer \_\_\_\_\_

Employer Address \_\_\_\_\_

Supervisor \_\_\_\_\_ Business Phone \_\_\_\_\_

How Long on Present Job? \_\_\_\_\_

**REFERENCES** (include name, address and phone numbers)

Professional References \_\_\_\_\_  
\_\_\_\_\_

Personal References \_\_\_\_\_  
\_\_\_\_\_

Do you intend to operate a business from the home? \_\_\_\_\_ If so, what kind? \_\_\_\_\_  
\_\_\_\_\_

Do you own a commercial vehicle? \_\_\_\_\_ Describe \_\_\_\_\_

Do you own a recreation vehicle? \_\_\_\_\_ Describe \_\_\_\_\_

- Lease must be for entire home and not individual rooms
- All units are single-family residences.
- RV's, commercial vehicles, boats, etc...are NOT allowed on the premises.
- Palm River Townhomes Homeowners Association, Inc. is a deed restricted community.
- All Lease Agreements shall be in writing.
- All Lease Agreements, together with an application signed by both the Owner and Tenant, in a form approved by Association, shall be submitted to Association for approval at least ten (10) days prior to commencement of the lease term and shall require the written approval of Association.
- The Owner shall pay the lease application fee of \$50.00 as prescribed by the Association. Lease application fees may be increased from time to time.
- No Lease Agreement may be for a term of less than six (6) months.
- The Owner shall agree to remove, at the Owner's sole expense, by legal means, including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to the Rules and Regulations and any other policies adopted by Association.
- All Lease Agreements shall require the home to be used solely as a private single family residence.

**I understand that as a Lessee, I have received and read a copy of the Rules and Regulations, Covenants, Conditions and Restrictions of the Association and agree to be bound by these Association Documents. I further agree that no exterior modifications to the home or property will be conducted without prior approval of the association. All exterior modifications must be submitted by the owner of the property to the association prior to implementation.**

\_\_\_\_\_  
Signature of Owner/Agent

\_\_\_\_\_  
Signature of Lessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**According to Florida Statutes Chapter 720.3085 If the parcel owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay to the association the monetary obligations related to the parcel. The association may sue for eviction as if the association were a landlord if the tenant fails to pay a monetary obligation.**

\_\_\_\_\_  
Signature of Lessee

\_\_\_\_\_  
Signature of Lessee

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**An application fee of \$50.00 shall be submitted with the application prior to approval.**

**Please indicate the address to which you would like the approved/denied application returned to:**

\_\_\_\_\_  
\_\_\_\_\_

\$50.00 fee received? \_\_\_\_\_ Date \_\_\_\_\_

Rental Application Approved                      Yes                      No

\_\_\_\_\_  
Signature of Authorized Agent Approving Application

Copy of approved application returned to owner/agent: \_\_\_\_\_

\_\_\_\_\_  
Date

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**breeze**