

Renaissance I Association, Inc.

Application for Lease Approval

Please allow two (2) weeks for processing.

Date of Application: _____

This information will be maintained in Renaissance I Association internal records and will not be released without your approval. Information is required so that the Association can track and monitor leases, to ensure that leases conform with Association rules, and to communicate with the tenant, owner and/or rental agent when necessary.

Homeowner Information:

Unit No.: _____ Owner's Name: _____ Phone: _____

Realtor/Agent: _____ Realtor/Agent Phone: _____

Realtor/Agent Email Address: _____

Lease Dates – From: _____ To: _____ Rent/month: _____

BY MY (OUR) SIGNATURE BELOW, I (WE) AUTHORIZE the Renaissance Board of Directors and/or its authorized agents to investigate my (our) background and credit history.

Applicant Information:

Name: _____
Date of Birth: _____

Co-applicant Name: _____
Date of Birth: _____

Current Address: _____ City: _____ ST: _____

Country: _____ Zip: _____ Email: _____

Phone Number: _____ Alternate Phone Number: _____

Names, relationship and telephone number of everyone who will occupy the unit: _____

Emergency Contact: _____ Phone Number: _____

A \$150.00 non-refundable application fee must accompany this application, along with a copy of the executed lease. Make check payable to Renaissance I Association, Inc.

Signature: _____ Printed Name: _____

Signature: _____ Printed Name: _____

Date: _____

Renaissance I Association – 750 N. Tamiami Trail – Sarasota, FL 34236

Phone: (941) 957-3957 Fax: (941) 957-1256

Date: _____

Consent for Release of Information

I hereby authorize Beacon Background Screening Services, LLC and its clients. to receive any criminal records, credit reports, public records, rental or lease information and employment verification, whether by email, fax, verbal, photo copy, or original signature and provide said information to Renaissance I Association, Inc. I acknowledge that this information may be viewed by Renaissance I Association, Inc. management and Board of Directors members. I agree to hold harmless Beacon Background Screening Services, LLC and all other providers of information. In the event that information provided by me 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, will be affected.

Applicant printed full name: _____

If applicable, maiden name or alias: _____

Current address: _____

Previous Address (es): (If less than 7 years at current address. Use additional paper if necessary)

Street Address: _____

Date of birth: _____

DL Number: _____ State: _____

Social security number: _____

Have you ever been arrested, convicted or adjudicated of a crime: _____

Have you ever been evicted or refused to pay rent _____

If you answered yes to the above questions please give details: _____

Signature: _____

Please complete a co-applicant form for each adult who will be living in the unit.

Beacon Background Screening Services, LLC

Contact: Anna Maschino 941-957-3957

Reports sent only to Anna Maschino – Renaissance I Association. No reports sent after 5:00 p.m. or before 8:30 a.m. weekdays. No weekend transmission of reports.

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Renaissance I Association Inc. Lease Addendum

Please read completely and sign below.

General Guidelines for Renting or Leasing a Unit in the Renaissance I Condominium:

The Board of Directors of the Renaissance I Association has the right to approve any rental contract or lease involving a unit in the Renaissance I Association. Every rental must have and every lease submitted for approval must have this addendum attached as an irrevocable part of the lease. By signing the lease, the lessee agrees to abide by all provisions of the lease and the addendum.

- Lessee or tenant understands and agrees that the Renaissance I Association has the right to immediately terminate any lease upon default or deficiency by the tenant or lessee, or their guests or visitors in complying with any of the provisions of the Declaration of Condominium, the Articles of Incorporation, Rules and Regulations, or other applicable provisions of any agreement, resolution, document, or instrument governing or affecting the Renaissance I Association.
- The renter or lessee will pay a \$150 renter application fee and will complete and submit an Application for Lease Approval and pass a background check before the lease will be approved by the Renaissance I Association.
- Overnight apartment occupancy by lessees and their guests/visitors may not exceed two persons per bedroom.
- Move-ins and move-outs must be scheduled in advance and approved by the Renaissance I Building Manager.
- Per the second amendment of the Declaration of Condominium, any unit purchased on or after June 1, 2014, is prohibited from leasing or renting the unit during the purchaser's first year of ownership. Further, no lease can be for a period of fewer than 90 days and no more than 12 months. The unit owner or tenant will pay a \$1,000 deposit which will be held in a non-interest-bearing escrow account. Sub-leases are not permitted under any circumstances.

The lessee or renter has read, understands, and will comply with the Rules and Regulations of the Renaissance I Association, other restrictions on this addendum, applicable rules or prohibitions, and all other provisions of this lease.

Pets:

Lessees are **not permitted** to own pets or animals of any kind and guests or invitees of tenants or an apartment owner are **not permitted** to bring pets or animals of any kind into the Renaissance.

Parking:

- Each apartment is assigned the exclusive use of at least one parking space.
- Owners and lessees must park in the space(s) assigned to their apartment.
- Guests must park in the first floor Visitor Parking area subject to Visitor Parking privileges.
- Parking in someone else's assigned space may result in towing by the owner. Violators will pay the towing charge. (Towing authorization forms are available at the reception desk.)
- Parking areas are limited to private passenger vehicles and most sports utility vehicles.
- Owners, renters, guests, or invitees are not permitted to park, maintain or keep commercial trucks, motorcycles, mopeds, motorbikes, campers, trailers, mobile homes, motor homes, personal watercraft, boats, any towed conveyance, recreational vehicle, or **any vehicle with an overall width exceeding 81 inches or length more than 16 feet in any parking area. Any large SUV exceeding the length and width size must park in two adjacent spaces that the vehicle owner owns or rents but not in a single parking space. Absolutely no advertising of any kind on vehicles is permitted.**

Assignment of Rents:

If at any time the unit owner is delinquent in the payment of amounts due from the owner to the Association for more than thirty days, Association has the right to receive rent proceeds directly from the lessee or tenant. Therefore, upon written notice to the owner and lessee or tenant that all future rents shall be paid to the Association until further notice, owner and lessee or tenant shall be required to make payment of rents directly to the Association until all delinquent amounts are paid in full. All rents collected by the Association from this assignment shall be applied to past due interest, late fees and costs, attorney fees, and then to delinquent assessment until all funds owed the Association are paid in full.

Signature: _____ Printed Name: _____ Date: _____

Vehicle Registration

Owners, renters, guests or invitees are not permitted to park, maintain or keep any vehicle with an overall width exceeding 81” and/or an overall length exceeding 16’ 6”, commercial vehicles or those with commercial signage, motorcycles, mopeds, motorbikes, campers, trailers, mobile homes, motor homes, personal watercraft, boats, any towed conveyance, or recreational vehicles in any parking area. Any large vehicle exceeding 81” in overall width must park in two adjacent spaces that the vehicle owner owns or rents, but not in a single parking space. Vehicles exceeding 16’ 6” are not permitted in the garage.

It is very important that this information is current. Unidentified vehicles found in the parking garage are subject to being towed at the vehicle owner’s expense.

Vehicle and Parking Space Information

Apartment Number _____ Parking Space Number _____

Vehicle Make _____ Vehicle Model _____

Vehicle Color _____

License Tag _____ State where tag was issued _____

Second Vehicle (if applicable)

If there is a second reserved parking space and you have another vehicle, please complete the information below. If there is just one parking space deeded to the unit you are renting and you require a second space, please see the administrative office about a parking space to rent.

Parking Space Number _____

Vehicle Make _____ Vehicle Model _____
Vehicle

Color _____

License Tag _____ State where tag was issued _____

The
RENAISSANCE
of Sarasota

I have received and read the Renaissance Rules and Regulations and agree to abide by them.

Date: _____

Tenant(s)

Print Name: _____

Signature: _____

Print Name: _____

Signature: _____

Return this form to:

Renaissance I Association, Inc.
750 N Tamiami Trail, Suite 100
Sarasota, FL 34236