



2017

Rev. 05.01.17

Lease Application



Welcome to Positano Place at Naples

We will do our best to make your stay as safe and enjoyable as possible. Please help us by completing this form completely. Fields left blank will delay processing as all information requested is required.

Processing takes no less than seven business days which allows us a more thorough verification to ensure a safe community. **It is imperative that all items requested on page five be delivered as one packet. *Partial packets cannot be accepted.***

At any time throughout your stay we urge you to keep informed and attend our on-property functions as well as read all notices, mailings and community newsletters which contain important information.

On behalf of the Board and Property Management Staff Welcome!



Application for Approval to Lease

All tenants must be included on this form.

Application approval may take up to seven business days.

Applicant I - Legal Name (Last, First)				DOB	
Current Address <input type="checkbox"/> House <input type="checkbox"/> Condo <input type="checkbox"/> Apartment		Current City		Current State	Current Postal Code
Previous Address <input type="checkbox"/> House <input type="checkbox"/> Condo <input type="checkbox"/> Apartment		Previous City		Previous State	Previous Postal Code
Phone No.	Current & Previous Landlord		Current & Previous Landlord Contact Number(s)		
SSN#	E-mail Address		Work Phone (for emergencies only)		

Applicant II - Legal Name (Last, First)				DOB	
Current Address <input type="checkbox"/> House <input type="checkbox"/> Condo <input type="checkbox"/> Apartment		Current City		Current State	Current Postal Code
Previous Address <input type="checkbox"/> House <input type="checkbox"/> Condo <input type="checkbox"/> Apartment		Previous City		Previous State	Previous Postal Code
Phone No.	Current & Previous Landlord		Current & Previous Landlord Contact Number(s)		
SSN#	E-mail Address		Work Phone (for emergencies only)		

Applicant III - Legal Name (Last, First)				DOB	
Current Address <input type="checkbox"/> House <input type="checkbox"/> Condo <input type="checkbox"/> Apartment		Current City		Current State	Current Postal Code
Previous Address <input type="checkbox"/> House <input type="checkbox"/> Condo <input type="checkbox"/> Apartment		Previous City		Previous State	Previous Postal Code
Phone No.	Current & Previous Landlord		Current & Previous Landlord Contact Number(s)		
SSN#	E-mail Address		Work Phone (for emergencies only)		

List minors in the unit. Use a copy of this sheet for additional adults. Undocumented residents will be subject to fines and/or eviction.

1. _____	2. _____	3. _____
Name	Name	Name
DOB	DOB	DOB

Is any prospective tenant serving as a member of the US Armed Forces on active duty or State active duty?
YES _____ NO _____

Owner Information

Positano Place Unit Owner (Last, First)	Owner Building / Unit	Owner Contact Number

Agent Information

Please enter agent information regardless if tenants are being managed or attach business card)

Agent Name	Broker	Contact Number	Email

Is Agent/Broker Managing Lease ? ☐ Yes ☐ No

Positano Place at Naples
Assignment of Rents

This addendum of the lease agreement dated the _____ day of _____, 2017 by and between _____, "Tenant(s)" and _____, "Owner" for Unit # _____, is entered into the date set forth below between Owner, Tenant and Positano Place at Naples I, II, III, or IV Condominium Association, Inc. (the "Association").

WHEREAS, as consideration for Association approval to a leasing arrangement between the Owner and Tenant, the parties agree as follows:

In the event an Owner defaults in the payment of assessments or other monetary obligations due the Association and the Owner's Unit is leased, the Association shall have the right and authority to collect rent directly from the Tenant. In the event the Tenant fails to remit said rent directly to the Association within ten (10) days (but no later than the next rental payment is due) from the day the Association notified Tenant in writing that the rents must be remitted directly to the Association, the Association shall have the right to terminate the lease and evict the Tenant and the Association shall be entitled to recover attorneys' fees and cost incurred from the Owner and Tenant. All sums received from the Tenant shall be applied to the Owner's account for the lease Unit according to the priority established in Section 718.116, Florida Statutes, until the Owner's account is current. Upon written notification from the Association the tenants may recommence paying rent directly to the Owner.

In addition to the above remedies due to Tenant's failure to remit rent directly to the Association and without waiving any rights to recover unpaid monetary obligations from Owner, the parties expressly agree Association shall have the right to bring an action at law against Tenant for damages for unpaid rent incurred under the lease accruing from the date of Tenant's receipt of the Association's written demand and the date Tenant vacates the Unit or is evicted pursuant to law. The Association shall be entitled to recover attorney's fees and costs incurred in such an action.

The Association shall not be considered a landlord or have any rights, obligations, or authority under the lease or Chapter 83, Florida Statutes, except as expressly stated herein. Execution of this Lease Addendum by the Association shall not, by itself, be deemed an approval of the lease pursuant to the Association's Declaration of Condominium and Rules and Regulations.

Building No.: _____ Unit No.: _____


OWNER

Signature (Agent cannot sign for owner)

Printed Name

Date

TENANT 1


Signature 

Printed Name 

Date


TENANT 2


Signature 

Printed Name 

Date

TENANT 3

Signature 

Printed Name 

Date

Vehicle Registration <small>All fields must be completed and please provide a copy of vehicle's registration.</small>	Make <small>(Ford, Chevy, Mazda, etc.)</small>	Model <small>(Focus, S10, RX7, etc.)</small>	Color	License Plate	Year	State

Initial.
 vehicles.

Use reverse side if more than 3

_____ One permit issued per vehicle. Residents not registered with the property management office will not be issued a permit. New vehicles must be reported to Property Management for new parking permits. Vehicles with altered, changed or voided permits are subject to tow.

_____ All guests are required to display their visitor passes from 10:00 p.m. until 6:00 a.m. and park in visitor spaces only. Visitor passes cannot be used for more than five (5) consecutive nights.

_____ It is my responsibility to ensure the lease, lease application and vehicle information is updated to ensure my vehicle(s) is/are not towed.

_____ Permits cannot be transferred or reused. Reused decals may be subject to towing at owners expense.

Required

_____ **Initial if No Pet**

Description of Pet. Note: Tenants are permitted to keep one pet in the unit, however **effective 02.19.2016**.
Lessees are not permitted to keep a dog in the unit at any time.

Type _____ Breed _____ Color _____ Name _____

Initial.
 _____ Only your pet specifically listed on this agreement is allowed and such pet must be approved prior to bringing pet on the premises. Medical Certification for emotional support or service animal is required before moving in.

_____ Pet must be kept on a leash at all times when outside the unit and leash must not be longer than 6 feet. Pet is NOT to run loose at any time on property. Pet must not be tied up or kept outside the unit door, in the hallways, balcony or confined to lanais.

_____ **A copy of pet's Collier County license IS included in the lease application; licenses are obtained by your local veterinarian clinics. Failure to provide the Collier License and color photo will prevent this application from being processed.**

_____ **A color photo must be provided of your pet.**

Refer to OR: Bk: 5243, Pg: 2298 in the Collier County Records for information regarding pets.

Lease Application Checklist-Incomplete or partial packets will be discarded without notice.

- _____ A separate check for \$50.00 **per person**, (fees for multiple applicants may be on one check) payable to **Positano Place Master** for the tenant background check. This is required by the Association, regardless of owner or agent's requirements or existing background check source. This is not required for lease renewals; unless local court records indicate a need for a subsequent criminal records check.
- _____ All Associations charge a tenant surety deposit of **\$500** and a pet surety deposit of **\$500** (if applicable). If submitting a pet surety deposit, please submit it on a separate check. Both deposits are refundable less any deductions for violations.
- _____ All applicants are required to attend orientation with the Property Manager as part of the approval process. Please schedule this orientation with the Admin. Assistant at (239) 262-8382. **DO NOT** move into the unit or park a vehicle overnight until this orientation has occurred.
- _____ Lease Application must be completed, **and signed** by all parties on page 3.
- _____ Provide a legible copy of a current, valid driver's license, State ID or passport for each person 18 years or older. All names listed on the lease must appear on the lease application. All names listed whose age is 18 or older are subject to a criminal background check.
- _____ Copy of executed Lease provided to the Association, must be signed by **all parties**.
- _____ Pet information completed (if applicable) including pet registration & pet photo.
- _____ I understand that all vehicles parked overnight must display a valid parking permit or a valid visitor permit regardless of duration. **IMPORTANT:** Review all parking information!
- _____ Your parking permits expire on the **end date of your lease**. YOU MUST SUBMIT A NEW LEASE & LEASE RENEWAL APPLICATION WITHIN FIVE (5) DAYS OF LEASE EXPIRATION TO PREVENT YOUR VEHICLE FROM BEING TOWED AT THE END OF YOUR LEASE.
- _____ Proof of Contents (Renters) Insurance for a period equal to the lease duration must be provided prior to move-in or within five (5) business days after move-in (as required).
- _____ You will receive a mailbox key from the owner or agent. If you wish, you may purchase a new mailbox lock with two keys for \$15.00 installed. Mail will not be delivered unless you have completed a change of address form with the U.S. Postal Service and/or notified the local carrier in person.
- _____ I understand this unit *does / does not* include a garage. Garage No. _____
- _____ I understand this unit *does / does not* include a storage unit. Storage No. _____

*Copies of association Bylaws, Rules & Regulations, events and property information may be obtained by visiting www.positanoplaceatnaples.com or by calling the Positano Place property management office at 239-262-8382. Please submit the completed application and all appropriate documents (including personal checks or money orders) to us **by mail or in person only**. Electronic or faxed copies of parts of this application or your lease agreement will not be accepted. **Applications must be submitted in whole, including any checks or money orders as required.***

Hand deliver or mail to: Positano Place at Naples
12910 Positano Circle
Naples, FL 34105

Note: Incomplete or partial packets will be discarded without notice.

Amenities & Hours of Operation

Property Management Office Hours: Monday through Friday, 8:30am to 5pm

Business Center – The business center consists of two computers with internet, laser printer, fax inbound, and fax outbound (local only) as well as general software. Public wi-fi is offered free of charge in the Clubhouse and pool areas at wireless name “Positano” or “Positano 5g”. No username or password is required.

Clubhouse Usage – The Clubhouse has two kitchens to offer for events. These facilities should only be used to hold and serve food for your event (no cooking permitted). All events require advance reservation with a \$100 refundable cleaning deposit and \$100 rental fee. Event must also include a Security officer at \$15.00 per hour payable to the guard in cash. Plan to schedule the guard thirty minutes before and after to allow for setup and cleanup. Reservation times cannot extend past 10pm. Please contact us for the Reservation Request form.

Game Room – The game room consists of a television with DirecTV feed, billiards and a shuffle board table. Children under the age of 18 must be accompanied by, and supervised by an adult while in the Clubhouse.

Fitness Center – The fitness center offers a wide variety of equipment and is available daily from 5:00am to 10:00pm. FOB/remote is required to gain entry outside of Clubhouse hours. Children 13 to 16 must be accompanied by an adult. Children 12 and under are not permitted at any time in the gym.

Pool, Spa & Lanai – The heated pool, spa and lanai are available from 8:00am to dusk. Parties of more than eight are required to check in with the office before visiting the pool. All guests must be accompanied by the resident. Security will check each individual and unaccompanied guests will be escorted off the property. FOB/Remote access is required to access the pool, spa or lanai outside of Clubhouse hours. **Children 15 and under must be accompanied by an adult at the pool and at the spa.** Shirts and shoes are required while in the clubhouse. Bathing suits are not permitted anywhere except the pool, spa and lanai. Do not use the clubhouse as a pass through to the pool area. Squirt guns, balls or items not designed for exclusive pool use are not allowed. No ball-tossing is permitted. All infants are required to wear water-proof diapers. Please remember to use the pool deck showers before entering the pool or spa. Violators of the rules posted at the pool area will be escorted out and/or receive possible fines.

Property Management – The offices are open Monday through Friday 8:30am to 5:00pm. Please see Jadwiga or Jack or call us at 239-262-8382. Please contact a realtor or owner for available rentals.

Emergency After Hours Number – **1-877-626-8585**. Call only for “fire, flood or blood” type emergencies but **Dial 911 first for fire or medical emergencies**. Then call the number above to report your emergency. If you see suspicious activity within the community call 911 and then call the office, if during normal business hours or call or text Security at 239-821-5426. The Sherriff’s Department non-emergency number is (239) 252-9300.

<u>Association I</u>	<u>Association II</u>	<u>Association III</u>	<u>Association IV</u>
12920	12935	12960	12940
12930	12936	12965	12950
13000	12980	12970	12955
13010	12990	12975	