

# CENTRAL PARK SOUTH

c/o Alliant Property Management, LLC  
13831 Vector Avenue  
Ft. Myers, FL 33907  
(239)454-1101 \* Fax (239)454-1147

## APPLICATION FOR LEASE APPROVAL

**\*\*\*Note: In accordance with the governing documents of the association, please submit this form with ALL required enclosures, at least FIFTEEN (15) DAYS prior to start of lease, to allow for processing time. Approval must be received prior to occupancy. Lease term minimum of three (3) months with a maximum of one (1) rental per year. Effective 4-6-16: All occupants 18 y/o/a and older that will be occupying the unit is required to have a national criminal background performed as part of the lease approval process.**

Please make sure application is filled out. An incomplete application will cause delay in processing.

Current Owner of Record \_\_\_\_\_ Unit \_\_\_\_\_ Building \_\_\_\_\_

Term of Lease: From: \_\_\_\_\_ To: \_\_\_\_\_

Applicant's Name \_\_\_\_\_

Spouses or Co-Applicant Name \_\_\_\_\_

Applicant's Present Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

Drivers License # \_\_\_\_\_ State \_\_\_\_\_

Co-Applicant's Drivers License # \_\_\_\_\_ State \_\_\_\_\_

I/WE UNDERSTAND AND AGREE THAT I/WE ARE THE SOLE LESSEE (S) OF HIS CONDOMINIUM AND WILL NOT ALLOW ANOTHER PARTY TO OCCUPY IT IN MY/OUR ABSENCE OR TO COMPLETE ANY PART OF THIS LEASE (Applicant's Initials) \_\_\_\_\_ (Co-Applicant's Initials) \_\_\_\_\_

Employer \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Position \_\_\_\_\_

Note: If retired, enter former Business or Profession in the above area.

Financial reference \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

**\*\*ALL CARS MUST BE REGISTERED WITH THE ASSOCIATION:**

Auto #1: Make \_\_\_\_\_ Color \_\_\_\_\_ Yr. \_\_\_\_\_ Model \_\_\_\_\_

Auto #1: Make \_\_\_\_\_ Color \_\_\_\_\_ Yr. \_\_\_\_\_ Model \_\_\_\_\_

NOTE: If vehicle(s) unknown due to future rental, etc., please write in "RENTAL", etc.

**Note: (Domestic pets only- Weight not to exceed 15 pounds each. (If no pets, write "none" above)**

**\*\*\*Copy of current vaccinations required\*\*\***

**Pet(s) :** Type \_\_\_\_\_ Weight \_\_\_\_\_

Type \_\_\_\_\_ Weight \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

Signature of Co-Applicant \_\_\_\_\_

Rental Agent \_\_\_\_\_ Phone \_\_\_\_\_

Address of Rental Agent \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

The following items MUST be included at the time the application is submitted for approval, at least 15 days prior to occupancy.

\_\_\_\_\_ **\$75.00 PROCESSING FEE PAYABLE TO ALLIANT ASSOCIATION MANAGEMENT.**

\_\_\_\_\_ **\$25.00 ADMINISTRATION FEE PAYABLE TO CENTRAL PARK SOUTH**

\_\_\_\_\_ **\$40.00 PER PERSON NATIONAL CRIMINAL BACKGROUND FEE PAYABLE TO ALLIANT ASSOCIATION MGMT. (INTERNATIONAL CHECKS- \$45.00 PER PERSON)**

\_\_\_\_\_ FULLY COMPLETED APPLICATION

\_\_\_\_\_ COPY OF SIGNED LEASE AGREEMENT

\_\_\_\_\_ SIGNED BACKGROUND DISCLOSURE FORMS

\_\_\_\_\_ SIGNED AGREEMENT OF RECEIVING AND ABIDING BY THE RULES AND REGULATIONS

**\*\*ALL FEES ARE NON-REFUNDABLE\*\***

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**CHARACTER REFERENCE FORM**

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

Application's Reference Name (Print): \_\_\_\_\_

Street Address, City, State & Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Association Applying to: \_\_\_\_\_

The applicant(s) named above is applying for membership in a Condominium or Homeowner's Association in Southwest Florida. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant(s).

Upon completion, please return this form to the APPLICANT. This completed Character Reference Form MUST be sent with the application in order for the Board to approve their purchase or lease. Thank you for your assistance in this matter.

How do you know the applicant(s)? \_\_\_\_\_

For how long have you known the applicant(s)? \_\_\_\_\_

Would the applicant(s) make a good neighbor, in your opinion ( ) yes or ( ) no

Please describe the applicant(s) character and stability, as you know them:

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

\_\_\_\_\_  
Reference's Signature

**DISCLOSURE AND RELEASE FOR INVESTIGATION**

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Please Print Your Full Name SSN

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Please Print Any Other Names You Have Used DOB

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Street Address

---

City State Zip Code

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Driver's License # Exp. Date State Issued

I hereby give consent for an investigative consumer report to be prepared for employment \_\_\_\_\_ or tenant purposes \_\_\_\_\_ (**applicant must circle one and initial it**), which may include information about me obtained from Law Enforcement Agencies, State Agencies, as well as Public Records information such as credit reports, social security information, criminal history information, motor vehicle records and workers' compensation records, such as are allowed by law and in accordance with the Americans With Disabilities Act. Your signature below indicates your understanding that this authorization shall remain on file and shall serve as a continuing authorization for Garcia & Associates, Inc. to procure consumer reports and/or investigative consumer reports for the above purpose, at any time during the course of your employment or residency.

*My signature certifies that I have read and agree with the above statements and have received a copy of A Summary of Your Rights Under the Fair Credit Reporting Act.*

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Signature Date

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Witness Date

**DISCLOSURE AND RELEASE FOR INVESTIGATION**

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Please Print Your Full Name SSN

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Please Print Any Other Names You Have Used DOB

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Street Address

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Signature Date

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Witness Date

**CENTRAL PARK SOUTH  
CONDOMINIUM ASSOCIATION**

**I/WE ACKNOWLEDGE RECEIPT OF AND HAVE READ THE RULES  
AND REGULATIONS OF CENTRAL PARK SOUTH CONDOMINIUM.**

**BY SIGNING THIS DOCUMENT I/WE AGREE TO FULLY ABIDE BY  
THESE RULES & REGULATIONS AND UNDERSTAND THAT IF I/WE  
ARE IN VIOLATION OF ANY OF THESE RULES & REGULATIONS  
THE BOARD OF DIRECTORS FOR CENTRAL PARK SOUTH HAS  
THE RIGHT TO TERMINATE THE LEASE.**

**APPLICANT'S SIGNATURE \_\_\_\_\_**

**DATE \_\_\_\_\_**

**CO-APPLICANT'S SIGNATURE \_\_\_\_\_**

**DATE \_\_\_\_\_**

## **CENTRAL PARK SOUTH SUMMARY OF RULES & REGULATIONS**

- ❖ Bikes are to be kept in racks provided in different area
- ❖ No loud noises or obnoxious odors permitted in any building or common property
- ❖ No exterior speaker, horns, whistles, bells, or other sound devices (other than security or smoke detectors)
- ❖ Unlicensed off road vehicles will be towed away.
- ❖ No signs, posters, displays, or other advertising displayed to public view on any portion of the buildings or common property. EXCEPTION: "Open House" signs as approved December 5, 1988.
- ❖ One assigned parking space per homeowner. If a unit owner or tenant has more than one vehicle, the other vehicle (s) must be parked in a guest-parking space. IF ADJACENT TO A BUILDING, DO NOT BACK VEHICLE INTO YOUR PARKING SPACE.
- ❖ No owner shall park or store any large commercial vehicle, (for example: dump, mixer, gas or oil, Or delivery trucks, boats, trailers) in parking area or on common property.
- ❖ ANIMAL RESTRICTIONS: Two animals (dogs or cats) per unit, not to exceed 15 pounds each. No pets may run loose (unleashed) on common grounds. All owners and / or tenants shall be responsible to clean up any excretions of their pets. Pet owners are liable for any damage caused by their pets.
- ❖ No rubbish, trash, garbage or other waste material to be stored in complex.  
All trash is to be put into plastic bags and placed into garbage dumpsters in your area. Boxes must be broken down. If dumpster is full, please go to the next dumpster nearest to the unit. DO NOT OVERFILL. No large items such as mattresses, box springs, TVs or other furniture are to be placed into dumpsters. These require a special pick-up and are the responsibility of the unit owner.
- ❖ Pool rules are posted at the pool and will be enforced.
- ❖ Gates are to be closed/ locked when entering and/ or exiting pool area.
- ❖ NO PETS ARE ALLOWED IN THE POOL AREA.
- ❖ Do not feed the ducks, animals or birds.
- ❖ No clothes lines or similar devices will be allowed on any portion of the condominium property
- ❖ Nothing shall be attached to, hung, or displayed on exterior walls or balconies.
- ❖ No fishing, swimming or boating in lake
- ❖ No unit shall be permanently occupied by more than two (2) persons per bedroom, per unit.
- ❖ No individual rooms may be rented and no transient tenants will be accommodated.
- ❖ All leases must be at least three (3) months in length. There is an association fee of \$100.00 to seek approval of a sale or lease.
- ❖ No charge shall be made in connection with an extension or renewal of an annual lease, but a new application and lease must be submitted for approval.

PLEASE BE ADVISED THAT IF THERE IS A TENANT IN YOUR UNIT, YOU MUST HAVE A RENTAL APPLICATION, SIGNED RULES & REGULATION SHEET AND LEASE ON FILE WITH THE MANAGEMENT COMPANY, AND IT IS THE UNIT OWNER'S RESPONSIBILITY TO MAKE CERTAIN THAT YOUR TENANT HAS RECEIVED A COPY OF THESE RULES & REGULATIONS