

Creekside Preserve Community

C/O Pegasus Property Management

8840 Terrene Ct #102
Bonita Springs, FL 34135
Office: 239-454-8568
Fax: 239-454-5191

LEASE APPLICATION

Please submit application at least 15 days prior to lease date.

Leases must be a minimum of 30 days. No unit may be rented more than 4 times a year.

ATTACH THE FOLLOWING: Application Fees are Non-Refundable

- Copy of Lease Contract
- \$100 non-refundable Application Fee made payable to Pegasus Property Management
- \$50 non-refundable Background Check Fee per applicant made payable to Pegasus Property Management

I (We) hereby apply for approval to lease:

Names: _____

Address: _____

Lease Term Start Date: _____ End Date: _____

Realtor: _____ Phone: _____

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1. Full name of Applicant: _____ D.O.B. _____

Social Security #: _____ Driver License #: _____

2. Full name of Co-Applicant: _____ D.O.B. _____

Social Security #: _____ Driver License #: _____

3. Home Address: _____

4. Email Address: _____

5. Telephone: Home: _____ Mobile: _____ Work: _____

6. Applicant Employer: _____

Position Occupied: _____

7. Co-Applicant Employer: _____

Position Occupied: _____

8. The unit owner's documents of Creekside Preserve Community provide an obligation of unit owners that all units are for single family residence only. Please state the name, relationship and age of all **other persons** who will be occupying the unit regularly.

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____

9. Person to be notified in case of emergency: _____

Address: _____ Phone: _____

10. Reference 1: _____
Reference 2: _____

11. Make of automobile(s) / year / license number: _____
Make of automobile(s) / year / license number: _____

12. Name of Current Unit Owner: _____

13. I/We are aware of and agree to abide by the Community Association Documents and Rules & Regulations. I/We acknowledge receipt of a copy of the Association rules. (Property owner should provide tenant with the Community Association Documents). Property Management does not provide Association Documents.

14. I/we understand and agree that the Association, in the event it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, in accordance with the Documents and the Rules and Regulations of the Association.

15. I/we understand that pursuant to Florida Statute 718.166(11), "if the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay the future monetary obligations related to the condominium unit to the association, and the tenant must make such payment. The demand is continuing in nature and, upon demand the tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. The association must mail written notice to the unit owner of the association's demand that the tenant makes payments to the association. The association shall, upon request, provide the tenant with written receipts for payments made. A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the unit owner."

Should a Creekside Preserve Community homeowner become delinquent in his/her association dues while his/her unit is leased, a receivership shall be appointed and will contact

the tenant(s) for collection of rent that will then be applied to the monetary obligations related to the unit.

AUTHORIZATION: I/We hereby authorize Pegasus Property Management and/or Creekside Preserve Community to verify all information contained in the application and to conduct a full background, including but not limited to employment, income, eviction and criminal and to authorize that they may contact any persons or companies listed in the application.

Applicant

Date

Co-Applicant

Date

Applicant Approved

☐

Applicant Disapproved

Board Member / Property Manager

Date

Pet Addendum

The Board of Directors for Creekside Preserve Condominium Association requires that Applicants inform the Board of the type and weight of pets.

PETS:

1. Not more than two (2) domestic pets (limited to either dogs, cats or other common household pets) may be kept in a Unit, provided said pets:

- i. Do not weigh more than sixty pounds (60 lbs.) each.
- ii. Are not kept, bred or maintained for any commercial purpose.
- iii. Are not a nuisance or annoyance to neighbors.
- iv. Are not left unattended on lanai or outside the Units.
- v. Are registered with the Association on the form provided by the Association.
- vi. Comply with the restrictions set forth in the Master Declaration.

2. Owners of each Unit may also keep fish and/or two (2) domestic household type birds inside the Unit. Owners cannot keep reptiles, rodents, amphibians, exotic birds, poultry, or livestock as pets in the Unit.

3. Unit Owners must pick up all solid wastes of their pets and dispose of such waste appropriately. Outside waste containers are not permitted.

4. Pets should not be allowed to urinate or defecate on the entry sidewalks. If this occurs, the pet owner must clean the area.

5. All pets, including cats, must always be leashed when outside the Unit. Pets may not be left unattended or tied up outside the Unit or on the lanai.

6. Pet food should never be left outside a unit as it will attract bugs and other wildlife.

7. Consistently barking dogs will not be tolerated.

8. Any Unit Owner maintaining a pet within a Unit shall carry necessary liability insurance coverage for such pet, naming the Association as an additional insured.

9. Pets are never permitted in the Clubhouse, Covered Pavilion or Pool Area.

10. The Board may adopt further rules and regulations pertaining to keeping pets in the community, including the ability to designate certain areas for walking pets to control the deposit of animal waste.

11. Refer to DECLARATION OF CONDOMINIUM OF CREEKSIDE PRESERVE, A CONDOMINIUM Section 17.2 for further detail regarding pets, liability and compliance.

Name: _____ Type/breed: _____ Color: _____ Weight: _____

Name: _____ Type/breed: _____ Color: _____ Weight: _____

A copy of the Registration Form, current Vaccination Records, Photos and Liability insurance are required for all pets listed above.

() I/We agree to abide by the above. _____/_____

() I/We do not have pets. _____/_____