

Villas II @ Bella Terra HOA Inc.
c/o Alliant Association Management
20070 Bella Terra Blvd.
Estero, FL 33928
239-495-7172

Application for Approval to Lease

Date: _____

I hereby apply for approval to lease address _____ in Villas II @
Bella Terra HOA Inc. for the period beginning _____, 20__ and ending _____, 20__

Homeowner's Name: _____

Homeowner's Mailing Address: _____

City: _____ State: _____ Zip _____

Phone: () _____ Cell: () _____

Email Address: _____

A completed copy of the signed lease agreement must be attached.

Initial Leases: The following fees must be included with the completed application:

- \$100 non-refundable Processing Fee payable to Alliant Association Management.
- \$30.00 per applicant non-refundable National Criminal Background check fee payable to Villa II @ Bella Terra.
Please note: \$39.95 per applicant International Background Fee (non-U.S. Residents)
- \$100 non-refundable transfer fee payable to Villas II @ Bella Terra.

Lease Renewals:

- **No additional fees for renewals. (If tenants choose to renew or extend lease term, please forward copy of signed lease renewal agreement for continued record of occupancy)**

Please return completed application, signed lease agreement, signed Background Consent Forms and all required fees for processing to:

Stan Poole, Community Association Manager
Alliant Association Management
20070 Bella Terra Blvd
Estero, FL 33928
On-Site: 239-495-7172 * Fax: 239-333-0702

Terms

- A lease application must be completed in its entirety with all requested information a minimum of 20 days prior to the beginning of the lease term.
- **If the lease application is not approved by the Villas II Board of Directors or its delegated representative, and a tenant or tenants move into the home, a \$25 per day fee (not to exceed \$1000) will be imposed on the owner's account until all documentation is submitted and lease approved.**

Applicant / Tenant Information

In order to facilitate consideration of this application, I represent that the following information is factual and correct, and agree that any falsification or misrepresentation in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly of the references given below.

The following information is required for *all individuals that will occupy the leased unit*

PLEASE TYPE OR PRINT THE FOLLOWING APPLICANT INFORMATION:

Full name of Applicant _____ **DOB** ____/____/____

Telephone: Home _____

Cell _____ Work: _____

Email: _____

Full name of Applicant _____ **DOB** ____/____/____

Telephone: Home _____

Cell _____ Work: _____

Email: _____

Please print name and relationship of all other persons occupying the unit on a regular basis.

Name: _____ Relationship: _____ Age: ____

Name: _____ Relationship: _____ Age: ____

Make of car (s) to be kept at the residence during lease term:

Make/Model _____ Year _____

License No. _____ State _____ Color _____

Make/Model _____ Year _____

License No. _____ State _____ Color _____

I certify that I have received a copy of and agree to fully abide by the Declaration of Covenants, By-laws and Rules and Regulations for Villas II @ Bella Terra HOA Inc. and Bella Terra of Southwest Florida, Inc.

APPLICANT SIGNATURE

DATE

APPLICANT SIGNATURE

DATE

Conduct / Restrictions

The Board of Directors may disapprove an initial lease application or a lease renewal application if the prospective lessee or any proposed occupants have been convicted of a felony involving violence to persons or property, or are registered as a sexual predator and/or offender, or a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude.

Each Owner leasing a Unit shall be obligated to remove, at the Owners sole expense, by legal means if necessary (including prosecution of eviction proceedings), any tenant who refuses or fails to comply with the terms and conditions of the Governing Documents, Rules and Regulations or Resolutions of the Community Association.

Bella Terra transponder is required to be purchased for all vehicles that will be permanently parked on the property.

APPLICATION APPROVED _____

APPLICATION DISAPPROVED _____

BY: _____

DATE: _____

VILLAS II AT BELLA TERRA ASSOCIATION, INC.
TENANT CODE OF CONDUCT

Execution of this document by **ALL applicants** for tenancy in VILLAS II AT BELLA TERRA ASSOCIATION, INC. (hereinafter the “Association”) shall serve as a condition precedent to their approval as tenants.

I/We hereby agree to the following conditions to my/our tenancy:

1. Lease application – initial or renewal will not be approved and prospective or renewal tenant(s) will not be able to occupy the home if there is a past due arrearage on the home. Homeowner must clear the account.
2. Any tenant that moves in without Villas II approval of the lease, the owner will incur a \$25 per day penalty.
3. Full time students (not immediate family relation to the owner) must supply the Association with two letters of recommendation from the University’s Dean, Professors, or Chief of Security on University letterhead prior to occupancy of the unit.
4. No subleasing or assignment of lease rights by the lessee is allowed.
5. Tenants and their guests are to conduct them selves in a respectful manner at all times refraining from any conduct which may be deemed offensive to other members of the community. Any conduct which may be deemed a nuisance is strictly prohibited.
6. Tenants and their guests must keep the noise related to any outdoor activity to a minimum as not to disturb any other residents of VILLAS II AT BELLA TERRA between the hours of 10PM through 8AM.
7. Tenants and their guests are to keep noise levels within Villas II to a reasonable volume as not to be heard through any adjoining or exterior wall.
8. Tenants, family members, and guests are prohibited from boating in any waterway and from roaming in any and all preserve areas.
9. If Owners, their tenants, their guests damage any property of other owners (grass, etc.) they will be held responsible for all costs of repair/replacement.
10. All cars for both tenants and guests must be parked in the driveway of the home leased. Parking in any other area within the community is strictly prohibited and may result in

the vehicle being towed or booted. This includes, but is not limited to cars, SUV's and motorcycles.

VILLAS II AT BELLA TERRA ASSOCIATION, INC.
TENANT CODE OF CONDUCT

11. Commercial vehicles owned or any vehicle with commercial markings on it operated by any tenant or registered guest may not be parked in the driveway at any time. Only commercial vehicles of licensed contractors performing repairs within the Villas II are permitted, and no commercial vehicles are permitted overnight. Violations may result in the vehicle being towed or booted.
12. Tenants are prohibited from displaying any flag or banner (aside from the Flag of the United States) anywhere on the building or property.
13. Tenants and their guests are prohibited from trespassing on the property of any other owner within the Association – this includes illegally parking one's car in another owner's driveway.
14. Tenants are required to put out their trash and recyclables in trash and recycling containers and are to return them in the garage before day's end after collection.
15. Tenants and their guests shall ensure that none of their possessions are left littered on the lot or any other lot within the community.
16. Tenants must have their pets on a leash at all times when outdoors. Additionally, Tenants are expected to immediately clean up after their pets in a sanitary manner. Tenants are not to have their animals defecate on the lanai.
17. Underage drinking is strictly prohibited, and those Tenants found to be engaging in this behavior shall be reported to the Lee County Sheriff's Department.
18. If any owner or lessee within the Association is issued a disturbance report or citation by local law enforcement, the Security Company or Vision Golf Management for noise, parking or any other nuisance; it will be considered a violation of this Code of Conduct and the governing documents of the Association.

I/We, hereby agree that violation of any of the above referenced clauses of the Tenants Code of Conduct are deemed a violation of the Declaration of VILLAS II AT BELLA TERRA ASSOCIATION, INC. constituting a violation of the lease and are grounds for eviction. I/We agree to pay restitution to the homeowner(s) for any and all costs incurred by the homeowner(s) for my/our actions.

Tenant #1

Tenant #2

Dated

Dated

VILLAS II AT BELLA TERRA ASSOCIATION, INC.
TENANT CODE OF CONDUCT

I/We, the homeowner(s) hereby acknowledge that violation of any of the above referenced clauses of the Tenants Code of Conduct are deemed a violation of the Declaration of the VILLAS II AT BELLA TERRA ASSOCIATION, INC. which constitute a violation of the lease and are grounds for the homeowner to move for immediate eviction of the aforementioned tenants. Failure of the homeowner to evict said tenants will cause the Association to move for eviction with all legal costs to be borne by the homeowner(s).

HOMEOWNER

HOMEOWNER

Dated

Dated

DISCLOSURE CONSENT APPLICATION

Please Print Your Full Name

SSN

Please Print Any Other Names You Have Used

DOB

Street Address

City

State

Zip Code

Driver's License #

Exp. Date

State Issued

I hereby give consent for an investigative consumer report to be prepared on me, 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.

Signature

Date

Witness

Date

DISCLOSURE CONSENT APPLICATION

Please Print Your Full Name

SSN

Please Print Any Other Names You Have Used

DOB

Street Address

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Signature

Date

Witness

Date

Bella Terra of SW Florida Transfer of Membership Form

Transferee Name(s): _____

Bella Terra Address: _____

Email Address: _____

Dates of Transfer: From: _____ To: _____

Telephone Number(s): _____

Transferees acknowledge to abide by all Rules & Regulations set forth by the Board Of Directors.

Signature(s) of Transferee(s)

Date

Owner's

Name: _____

Address and telephone number where Owner may be reached:

Bella Terra of SW FL (owner) member acknowledges that a transfer is for a minimum of one month and that he/she does not have membership privileges for the duration of the transfer.

Signature of owner (or agent for owner): _____

Date: _____

Transfer fee of \$100.00, made payable to Bella Terra of SW FL Master Association, should accompany transfer form. All transferees must come into the office to check in, sign the fitness waiver and receive membership access cards.

Amount paid: _____ Check / Cash: _____ Staff initials: _____ Date: _____

Fitness/Activities waiver signed? Yes ___ No ___ Staff initials: _____