

Island Club of Corkscrew Woodlands

LEASE APPLICATION

DATE

\$100.00 application fee payable ICHOA @ 21500 Corkscrew Woodlands Blvd. E. Estero, FL 33928 Phone (239)948-2764 Fax (239) 948-0644

_____ Lessee's name	_____ Property to Lease
_____ Date of Lease: From To	
_____ Present Address	_____ Phone
_____ Employer	_____ Make of Cars & Plate Numbers
_____ Name of Owner	_____ Address & Phone

Have you ever been convicted of a felony? Yes _____ No _____ False information shall be grounds for eviction. New tenants may be subject to a background check if deemed necessary by tenant's conduct.

Are you an active Service Member of one for the following: 1) United States Armed Forces 2) State active duty 3) A member of the Florida National Guard or United States Reserve Forces?

Yes _____ No _____ If you are an active Service Member, you will be notified within seven (7) days after submission of the rental application if it has been approved or denied (if denied, the reason will be provided).

It shall be the Owner's responsibility to provide the prospective Tenant with a copy of the Governing Documents and the parties shall so acknowledge this has been done by signing this Lease Application. The Tenant(s) shall acknowledge by their signature that they have received, read and agree to abide by the Governing Documents. Both owner and tenant must sign the ICHOA Lease Application Form and submit it to the ICHOA office.

If a Tenant fails to abide by the Governing Documents, the Parcel Owner(s) shall be responsible for the conduct of the Tenant. If the Parcel Owner fails to bring the conduct of the Tenant into compliance with the Governing Documents, the Association shall have the authority to act as agent of the Parcel Owner to undertake whatever action is necessary to abate the Tenant(s) noncompliance with the Governing Documents, including but not limited to eviction proceedings. The Association shall have the right to recover any costs or fees, including attorney's fees, which shall be secured by a continuing lien in the same manner as assessments for Common Expenses.

No Parcel may be leased for a period of less than three (3) months, nor more than three (3) times per calendar year. Monthly renters are not allowed. A copy of the lease must accompany this application and be filed in the office. If the lease is for more than twelve (12) months it must be reviewed on an annual basis and no additional fee is required. Renewals require new/updated Lease Application forms. No transient tenant(s) may be accommodated. Occupancy may not exceed the number provided in any fire code or municipal ordinance or law restricting the number of persons that may occupy a residential unit.

Sub-lease. No sub-leasing assignment of lease rights is allowed.

Lease Application Form and Processing Fee. An Administration Processing Fee of One Hundred Dollars (\$100.00) shall be paid to the Association by the Owners at least five (5) days prior to the commencement and renewal of all leases. All payments of the Administration Processing Fee and the submission of the Lease Application Form shall be made at least five (5) days prior to the commencement of a renewal or new lease. Failure to comply with the Administration Processing Fee and Lease Application Form requirements set forth herein prior to lease or renewal, will permit the Board to levy a fine of One Hundred Dollars (\$100.00) in addition to the Administration Process Fee of One Hundred Dollars (\$100.00). The fine shall be levied in accordance with the Bylaws and the applicable law. While no Administration Processing Fee will be required for family relatives, occupancy of over three (3) days by relatives will require the Parcel owner to complete and submit the Lease Application Form at least five (5) days prior to the occupancy. Non-compliance will permit the Board to levy a fine of One Hundred Dollars (\$100.00) against the Owner in accordance with the Bylaws and applicable law.

_____ Signature of Applicant	_____ Date	_____ Signature of Owner	_____ Date
Approved: _____ Disapproved: _____ Reason: _____			
For the Board of Directors: _____ Title: _____ Date: _____			

NO DOGS ARE ALLOWED