



Glades

Golf & Country Club, Inc.

INSTRUCTIONS AND RULES COVER SHEET FOR GLADES RENTAL APPLICATION

This application and the attached application for occupancy must be completed **IN FULL** by the proposed renter.

Any question left unanswered will result in this application being returned to renter.

The following **MUST** accompany the completed Glades rental application form:

1. A copy of the Lease Agreement.
2. A filing fee of \$100.00 (Non-Refundable) per applicant (immediate family/reside in the same household considered one applicant) payable to the Glades Country Club.
3. A fee of \$10.00 for I.D. Badges (Refundable) per applicant, make payable to the Glades Country Club.

No unit may be leased for a term of less than thirty 30 consecutive days. No lease may be for a period of more than one (1) year, if the lease contains an option for renewal of additional periods, the first page of the application must be completed for an update on the additional period **"8.2 OF THE GLADES BY-LAWS READS NO LEASE MAY BE FOR A PERIOD OF MORE THAN ONE (1) YEAR, & NO OPTION FOR LESSEE TO EXTEND OR RENEW THE LEASE FOR ANY ADDITIONAL PERIOD WITHOUT BOARD APPROVAL OF SUCH RENEWAL OR EXTENSION SHALL BE PERMITTED"**. The filing fee is waived for annual (12 Month) lease renewals.

Complete rental package should be received at our office **thirty (30) days in advance** to allow for processing and **MUST** be received **at least 10 working days** prior to proposed rental. Glades By-Laws 8.1A states: "An owner intending to lease his unit shall give to the Board of Directors or its designee written notice of such intention at least ten (10) days prior to the proposed transaction, together with the name and address of the proposed lessee, a fully executed copy of the lease, and such other information as the Board may reasonable require." And from By-Laws 8.1C -grounds for disapproval shall include, but not be limited to, the following - #10: "The owner fails to give proper notice of his intention to lease his unit to the Board of Directors."

Applicants must be available for an interview prior to approval, if so requested.

Occupancy prior to application approval prohibited and cause for refusal of lease.

NO TRUCKS OVER 150 (1/2 TON) ARE ALLOWED

NO PETS ARE ALLOWED IN A RENTAL UNIT.

Occupancy Regulations:

- One Bedroom Apartment - No More Than (2) Permanent Occupants
- Two Bedroom Apartments - No More Than (4) Permanent Occupants
- Three Bedroom Apartments - No More Than (6) Permanent Occupants

LEASE INSTRUCTION AGREEMENT

1. I hereby agree for myself and on behalf of all persons who may reside in the apartment, which I seek to rent, that I will abide by all of the restrictions, which are or may in the future be imposed by the Glades Country Club Apartments Association, Inc.
2. Anyone residing in a leased condo unit (other than the approved tenant(s) in excess of thirty (30) days **MUST** be added to the lease, as per owner's signed addendum, also to the rental application form and then be approved by the Board of Directors.
3. After the required information or interviews requested have been provided, the Board shall have ten (10) days in which to approve or disapprove the proposed lease and will notify the applicant. If the Board neither approves nor disapproves within that time, its failure to act shall be deemed the equivalent of approval, and on demand the Board shall issue a written letter of approval to the lessee.
4. I understand that there is a restriction on pets and that I may **NOT** bring a pet nor may any guest, visitor, or tenant bring a pet into the Glades nor acquire one, either temporarily or permanently after occupancy.
5. I understand that the acceptance for rental of a unit at the Glades is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Occupancy prior to approval is prohibited. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of this application.
6. I understand the Board of Directors of the Glades Country Club Apartments Association, Inc. may cause to be instituted such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors or their agent to make such investigation and agree that the information contained in this and the attached application may be used in such investigation, and the Board of Directors and Officers of the Glades Country Club Apartments Association, Inc. itself shall be held harmless from any action or claim by myself/ourselves in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.
7. If at any time during the lease there is a change in the status of occupants residing in the condo unit, the Association Office **MUST** be notified and an addendum to the lease be completed by adding the additional tenant to the lease (from owner) and by adding the tenant's name and signature to the existing rental application form.
8. The updating of annual renewals is the responsibility of the unit owner or their agent and the tenant(s) to accomplish. It is necessary to submit the necessary paperwork to the Association office before the date the renewal begins in order for the renewal to be approved by the Board of Directors. Annual renewals do not require another filing fee.

TENANT - PLEASE RETAIN THE INSTRUCTION AND RULES COVER SHEET FOR YOUR PERSONAL FILES AND FUTURE INFORMATION.

PART I - LESSEE RESIDENCE HISTORY

Have you ever rented in the Glades before? _____ If so, at what address(es): _____

Dates of Residency at Present Permanent Address: _____

Landlord's Phone # (if applicable): (____) _____

Previous Address (If present is less than 5 yrs): _____

Previous Landlord's Name: _____ Previous Landlord's Phone #: _____

PART II - GLADES TENANT CHARACTER REFERENCES

Name: _____ Phone #: (____) _____

Address: _____

Name: _____ Phone #: (____) _____

Address: _____

Name: _____ Phone #: (____) _____

Address: _____

-FOR OFFICE USE ONLY-

Date Received: _____

Fee Paid By: TENANT \ OWNER

CK#: _____

Lease Agreement Received: Y / N

A/R Approval: _____ Date: _____ Current / Past Due / Other

Director's Approval: _____ Date: _____
FORMS/RENTAL 02/09