



RENTAL PACKET

The Rental Packet presented to the Glades Administrative office must include:

1. Rental Application Form, **completed in full & received- 21 DAYS PRIOR TO LEASE START DATE.**
2. Acknowledgments page, signed.
3. A Copy of your Lease Agreement (signed by owner and tenant ~ the rental dates on the lease must coincide with the dates on the rental application).
4. A check in U. S. funds to cover a transfer fee of \$150.00 per application effective July 1, 2021 ~ Non-Refundable ~ made payable to the Glades Golf & Country Club, Inc. *OR you may pay the fee with a credit card over the phone with the front office 239-774-6899*

❖ **TERMS:**

- ❖ **No Unit may be leased more often than three (3) times in any calendar year, with the minimum lease term being thirty (30) continuous days and the maximum lease term being six (6) months. No option for the lessee to extend or renew the lease for any additional period shall be permitted. It is the intent of this section that no Unit may be occupied by the same lessee(s) for more than a total period of six (6) continuous months in any given calendar year and that tenants may not renew their lease to provide for continued and prolonged tenancies beyond the original term not to exceed six (6) months. No subleasing or assignment of lease rights by the lessee is allowed.**

❖ **PROCESS:**

Complete rental package should be received in the Glades Administrative office twenty one (21) days in advance to allow for processing or at least 10 working days prior to proposed rental. If the application is not submitted within the time frame, the Association reserves the right to not approve the application or fine the unit owner for a rules violation.

Occupancy prior to approval is prohibited.

Occupancy Regulations:

One Bedroom Unit ~ No more than two (2) occupants/ Two Bedroom Unit ~ No more than four (4) occupants

❖ **SEASONAL TENANTS GREENS FEE**

Tenants November 1 through April 30 of each year will be charged a greens fee for The Pines Course of \$95 per 18 hole round of golf and \$47.50 per 9 hole round on the Pines Course and \$45 for an 18 hole round on the Palmetto Course. Tenants are to be charged our reciprocal rate of \$40 for The Pines and \$20 for The Palmetto from May 1 through October 31 of each year.

These fees may be subject to change.

❖ **Pets**

No pets of any kind are permitted in leased Units, except as permitted by applicable fair housing laws in which case the owner or lessee(s) desiring to keep a service or emotional support animal must provide all reasonable documentation and medical certifications, in advance of bringing the animal in to the residence, to establish the necessity for the animal. Guests may not keep a pet in a Unit unless the Unit Owner is in residence. No reptiles, rodents, amphibians, poultry or livestock may be kept in the Glades Complex. All pets, upon their arrival on the Condominium Property, shall be registered with the Association on such forms as the Board of Directors may provide from time to time. No pets are permitted to run loose on the Common Elements of a Condominium or the Association Property at any time. Dogs or cats must be walked on a leash on grassy areas or median strips, but away from mailboxes, pool areas, lanais, golf courses and flowerbeds. The Unit Owner shall clean up after his pet. Pets may not be kept outside on a patio, balcony, porch or lanai unless the Unit Owner is also on the patio, balcony, porch or lanai. The ability to keep pets is a privilege, not a right, and the Board is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyance to other residents of the Glades Complex.

- ❖ **NO VEHICLES EXCEEDING THE FOLLOWING SIZE ARE PERMITTED: LENGTH: 251", WIDTH: 80.5", HEIGHT: 78"**

ACKNOWLEDGMENTS

1. I hereby agree for myself and on behalf of all persons who may reside in the unit, which I seek to rent, that I will abide by all the restrictions, which are or may in the future be imposed by the Glades Golf & Country Club, Inc.
2. Anyone residing in a leased condo unit (other than the approved tenant(s) more than 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 requested have been provided, the Board shall have ten (21) 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. Rule 400.01 Service animals shall be permitted in a rental unit to the extent allowed by applicable law. The tenant(s) shall submit within 30 days of the inception of the rental period along with the rental application a Medical Certification Form for Service or Emotional Support Animal (as provided by the Glades) completed by tenant's medical doctor which shall then be submitted for approval to the Glades Board of Directors and/or the Glades Sales/Rental Committee.
6. 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.
7. I understand the Board of Directors of the Glades Golf & Country Club, 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 an 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 Golf & Country Club, 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.
8. If at any time during the lease there is a change in the status of occupants residing in the condo unit, the Administration 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.
9. The updating of existing/grandfathered 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 Administration office 21 days before the date the renewal begins for the renewal to be approved by the Board of Directors. If they are not submitted within the timeframe, the unit owner will be subject to a fine. Annual renewals which are grandfathered in do not require another filing fee.

Tenant's Signature

Tenant's Signature

**RENTAL APPLICATION FORM
GLADES GOLF AND COUNTRY CLUB, INC.**

174 Teryl Road, Naples, FL 34112 File #: _____
(239) 774-6899 Fax: (239) 774-2002 Section #: _____

Please Print

Name of Tenant: _____ **Date of Birth:** _____
Social Security #: ____/____/____

Name of Spouse/Co-Tenant: _____ **Date of Birth:** _____
Social Security #: ____/____/____

Tenants Current Mailing Address: _____
_____ **Phone #:** _____

Glades Rental Address, include unit #: _____

Phone Number while you are in FL: _____ **Email address:** _____

Rental dates: FROM _____ TO _____

The above rental dates must coincide with dates on the lease agreement

Owner's name: _____

Other Occupants: _____ **Date of Birth:** _____
_____ **Date of Birth:** _____

Number of Bedrooms in Unit: _____ **Rental Agent (if applicable):** _____

Condo-By-Laws allow for no more than 2 vehicles per condo- Trucks have certain requirements. See page 1.

Vehicle # 1: Make: _____ **Model:** _____ **Year:** _____ **Color:** _____
License Plate #: _____ **State registered in:** _____ **Glades permit #:** _____

Vehicle # 2: Make: _____ **Model:** _____ **Year:** _____ **Color:** _____
License Plate #: _____ **State registered in:** _____ **Glades permit #:** _____

In making this application, I am aware that the decision of the Glades Golf & Country Club, Inc. will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors. I have received and understand the most recent edition of the Glades Rules and Regulations and Section 8 of the Condo By-Laws and I/We have also retained the instruction and rules cover sheet for this rental application form.

I do hereby give authorization to make such background investigation, as deemed necessary, to be instituted by Glades Golf & Country Club, Inc. and know they shall be held harmless from any action by myself/ourselves in connection with the use of the information contained herein or any investigation made.

Tenant's Signature & Date

Tenant's Signature & Date

PART I - LESSEE RESIDENCE HISTORY

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

Dates of residency at present permanent address: _____

Landlord's phone # (if applicable): () _____

Previous address (if present address 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: _____

Amount of fee paid: \$ _____ **paid by:** Tenant or Owner **Check #:** _____

Lease Agreement received: Yes or No

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

Director's Approval: _____ **Date:** _____