

Applicant's name: _____

Phone# _____ Date of Move-In: _____

Lease Application papers to applicant:

- Application with Addendum for each applicant over 18.
- Personal Information Sheet form.
- Receipt of Documents form.
- Documents: 1) General Covenants and Use Restrictions and
2) Rules and Regulations.

Return to Longshore Lake the following:

- Completed Applications & Addendums, signed.
- Verify that email addresses are unique (needed to complete the Background Check).
- Transfer fee of \$150.00 and Background Check Fee of \$34.95 for each applicant over 18.
- Copy of the signed Lease.
- Completed Personal Information Sheet.
- Signed Receipt of Documents.
- Copy of each applicant's Driver's License or Government ID.

Longshore

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Application For Approval To Lease Residence

Date Application Received: _____

Each co-applicant and each occupant 18 years old and older must submit a separate application.

To the Board of Directors of Longshore Lake Foundation, Inc.:

Non-refundable Application Fee: \$150.00 plus \$34.95 for each individual over 18.

Copy of Driver's License or government issued ID.

The undersigned does hereby apply for approval to lease the residence located at:

_____, for the period beginning

_____ and ending _____

(90 day minimum)

Submitted by: _____

In order to facilitate consideration of this application, the undersigned represents that the following information is factual and true, and agree that any falsification or misrepresentation of the facts in this application, will justify its automatic rejection. The undersigned consents to inquiry concerning this application, particularly of the references given below. The undersigned further consents to a local and national criminal background check, verification of social security numbers, verification for outstanding wants and warrants, and a tenant history check for any person over the age of 18 and occupying the property, regardless of whether the occupant is a party to the lease agreement.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

Complete Name of Applicant (*First, Middle, Last*): _____

DOB _____ SS# _____ Driver's License# and State: _____

Email address: _____ (*must be unique to the applicant*)

Have you ever (*check only if applicable*): been evicted or asked to move out? moved out of a dwelling before the end of the lease term without the owner's consent? declared bankruptcy? been sued for rent? been sued for property damage? been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision.

Current:

Home Address: _____

City/State/Zip: _____

Telephone: Home: _____ Cell: _____

U.S. Citizen? Yes No

Nature of business or profession. If retired, please state former business or profession:

Employer or company name: _____

Position occupied: _____

Business address and Phone#: _____

Automobile Information:

Year, Make, Model & Tag Number #1: _____

Year, Make, Model & Tag Number #2: _____

The Founding Documents of Longshore Lake provide that all residences are for single family use ONLY. Please state name, relationship and age of all other persons who will be occupying the residence regularly.

NAME	RELATIONSHIP	DOB

Please list the addresses of the last three (3) residences you have owned or leased. In the case of leased residences, please provide the name, address & telephone number of the landlord.

Previous Addresses:	Dates Owned/Leased
A. _____	_____ to _____ Owned <input type="checkbox"/> Leased <input type="checkbox"/>
B. _____	_____ to _____ Owned <input type="checkbox"/> Leased <input type="checkbox"/>
C. _____	_____ to _____ Owned <input type="checkbox"/> Leased <input type="checkbox"/>

Landlord's Name, Address & Telephone Number

A. _____
B. _____
C. _____

Person to be notified in case of an emergency who will not be living with you:

Name: _____

Address: _____

Phone Number: _____

Consent and acknowledgement of Owner:

The undersigned, being the Owner(s) of the premises described above, do hereby consent and agree to the Foundation's- or its agents - investigation of the proposed tenant; and further acknowledge and agree that said investigation is performed for the sole benefit of the Foundation and for no other person or entity. This investigation shall include a verification of the tenant's SSN, a national and local criminal background check, sex offender check, wants and warrants records, and a tenant history report.

The undersigned hereby specifically releases the Foundation from any and all liability the Foundation may have as a result of said investigation, including but not limited to, that resulting from the Foundation's negligence. It is the specific intent of the undersigned that the undersigned shall have no cause of action or claim for damages against the Foundation in the event that the Foundation fails to discover, or fails to advise the undersigned, of any adverse information relating to the proposed tenant. The undersigned also agrees that although the Tenant will be billed for any Clubhouse charges, the Owner is ultimately responsible for any unpaid charges, late fees and collection fees.

The proposed tenant listed above may be denied by the Foundation on the following basis:

- a) The Owner is delinquent in the payment of assessments at the time the application is considered;
- b) The Owner has a history of leasing his Living Unit without obtaining approval, or leasing to troublesome lessees and/or refusing to control or accept responsibility for the occupancy of his Living Unit;
- c) The real estate company or rental agent handling the leasing transaction on behalf of the Owner has a history of screening lessee applicants inadequately, recommending undesirable lessees, or entering into leases without prior Foundation approval;
- d) The application on its face indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the covenants and restrictions applicable to the Foundation;
- e) The prospective lessee has a criminal background including, but not limited to: any felony conviction; misdemeanor conviction involving crimes against persons or property; any illegal drug related conviction; any prostitution related conviction; any terrorist related conviction; any cruelty to animals related conviction; any of the above related charges resulting in "Adjudication Withheld"; and active status on probation or parole resulting from any of the above.
- f) The prospective lessee has a history of conduct which evidences disregard for the rights and properties of others;
- g) The prospective lessee evidences a strong possibility of financial irresponsibility;
- h) The prospective lessee, during previous occupancy in the Foundation or elsewhere, has evidenced an attitude of disregard for the Foundation rules;
- i) The prospective lessee gives materially false or incomplete information to the Board as part of the application procedure, or the required transfer fees/security deposit are not paid; or
- j) The Owner fails to give proper notice of his intention to lease his Living Unit to the Board of Directors.

Notwithstanding the above, the Foundation reserves the right to deny a Tenant on any grounds not listed below in its sole discretion to protect the safety and welfare of the community and residents.

Date

Owner's Signature

Date

Owner's Signature

The undersigned will be advised by the Foundation within fourteen (14) days from the date of its receipt of this completed application and a copy of the proposed lease whether this application has been approved.

Date

Proposed Tenant's Signature

Please return this Application plus Addendum, copy of ID, check(s) for the appropriate fees made out to Longshore Lake Foundation, Inc., plus a copy of the signed lease to:

**LONGSHORE LAKE FOUNDATION, INC.
11399 PHOENIX WAY ■ NAPLES, FLORIDA 34119
(239) 566-2304 ■ FAX (239) 566-7594
EMAIL: LLFADMIN@LONGSHORELAKE.ORG**

NOTE: Tenant will not be granted access to the property before the start date of the lease unless written permission is received by Longshore Lake from the owner.

Longshore Lake Foundation, Inc.
Approved Lease Addendum

Addendum to Lease dated _____, 20____ between _____,
"Tenant" and _____, "Landlord" for Lot # _____, which Address is:

Foundation Documents: Tenant hereby agrees to be bound by all of the terms and conditions contained in the Amended and Restated Declaration for Longshore Lake (the "Declaration"), the By-Laws, and the Rules and Regulations of Longshore Lake Foundation, Inc. (hereinafter collectively referred to as "the Governing Documents"); all of which are acknowledged by the Tenant and the Landlord to apply to the leased premises (the "Property") for the term of the lease. Furthermore; Tenant agrees to assume all duties and responsibilities and be jointly and severally liable with the Landlord for all liabilities and responsibilities and for the performance of all obligations applicable to Owners under the Governing Documents, the failure of Tenant to abide by the terms and conditions of the Governing Documents shall be a default under this Lease. However, Landlord, in all events, shall retain the right to exercise any voting rights associated with the Property. In the event Tenant or its guests should violate any provision of the Governing Documents, the Parties acknowledge that the Foundation has full power and authority to take whatever action may be required in the Foundation's sole discretion to enforce its rights under the Governing Documents, including, but not limited to, eviction of Tenant, fines, injunctive release, or a cause of action for damages.

*TENANT HEREBY ACKNOWLEDGES RECEIPT OF THE SAID GOVERNING DOCUMENTS.
A TRUE AND CORRECT COPY OF THE GOVERNING DOCUMENTS IS ALSO AVAILABLE
FOR INSPECTION FROM THE FOUNDATION.*

Delegation of Power to the Board of the Foundation: The Landlord hereby delegates to the Board of the Foundation ("Board") the non-exclusive power under this Lease and under law with respect to the remedies for breach of this Lease to exercise any such remedies upon the default by Tenant or Landlord in the payment of any charges or assessments levied by the Foundation against the Property pursuant to the Governing Documents. The pursuit of any such remedies by the Landlord against the Tenant shall not preclude the Board from pursuing any such remedies against the Tenant.

Owner's Foundation Charges and Assessments:

- (a) In the event Landlord shall fail to pay any fee, fine, charge or Assessment, including costs of collection and attorney's fees levied by the Board against Landlord or the Property, pursuant to the Governing Documents, the Board may immediately notify Tenant of said delinquency in writing pursuant to Florida Statutes section 720.305 and Tenant shall thereafter pay to the Foundation any future rent payments due the Landlord until the entire amount due the Landlord is recorded and paid to the Foundation. The amount paid to the Foundation by Tenant after the nonpayment by Landlord shall be credited against and shall offset the next monthly rental installment or installments due to Landlord following the payment by the Tenant of such charges or Assessments to the Foundation.

- (b) In no event shall Tenant be responsible to pay the Foundation for any amount of unpaid charges or Assessments during any one month in an amount in excess of one monthly installment of rent.
- (c) If Tenant fails to pay a required payment to the Foundation under this section, the Foundation may terminate the rental agreement and bring a legal action against the Tenant and evict the Tenant from the Property and the Foundation shall be entitled to recover attorney's fees and costs incurred from the Landlord or Tenant.

Assignment and Subletting Prohibited. Tenant agrees not to assign this Lease or sublet the Property, and it is hereby agreed and provided that any lawful levy, sale or execution, or other legal process, and any assignment or transfer in bankruptcy by, against, or on behalf of a Tenant shall be deemed and taken to be a prohibited assignment within the meaning of this Lease.

Lease Subject to Approval. This Lease between Landlord and Tenant, and any renewal hereof, wherein any term or condition of the lease is modified or changed, shall be subject to the prior written approval of the Board which approval shall not be unreasonably withheld. The Board shall either grant or deny its approval within fourteen (14) days after submission to the Board of the Lease and this Addendum fully completed and signed by the Owner and Tenant, pursuant to Article 12 of the Declaration. Such approval shall be indicated on this Lease Addendum by the signature of at least one officer of the Foundation or a duly authorized agent of the board. Without such prior approval, this Lease or any renewal of the term hereof shall be null and void as between Owner and Tenant.

Amendments, Modifications and Control. The Lease and this Lease Addendum may only be changed, extended, modified, amended, or reformed by an instrument in writing duly executed by Landlord and Tenant and approved by a duly authorized officer of the Foundation or member or duly authorized agent of the Board in writing in the same manner as for the first approval of a lease. The terms, conditions, provisions, rules, covenants and restrictions stated in the Governing Documents shall control over the contradictory provisions, if any, of the Lease and/or Lease Addendum; and any such contradiction shall be void as between the Foundation and the Landlord and Tenant.

Unconditional and Continuing Guaranty by Landlord. This Lease Addendum will remain in effect regardless of any and all changes in the terms, covenants and conditions thereof hereafter made or granted, and to any and all substitutions, exchanges, subordinations or releases of all or any part of the tenant or persons liable thereon without affecting the continuing liability of Landlord/Owner for the homeowners Assessments. The liability of the Landlord/Owner for Assessments will terminate only upon conveyance or transfer of the Property; otherwise, by signing below, the Landlord/Owner acknowledges that this Lease Addendum will remain in effect regardless of the tenant occupying the Property described herein.

TENANTS AND OWNERS UNDERSTAND AND ACKNOWLEDGE THAT ANY LEASE FOR PROPERTY IN LONGSHORE LAKE MUST RECEIVE THE WRITTEN APPROVAL OF THE BOARD OF THE FOUNDATION, OR AGENT THEREOF, AND WITHOUT SUCH WRITTEN APPROVAL THE OCCUPANCY OF SUCH PROPERTY BY ANYONE OTHER THAN THE OWNER IS IN VIOLATION OF THE GOVERNING DOCUMENTS OF LONGSHORE LAKE FOUNDATION, INC.

OWNER SIGNATURE 1: _____ DATE: _____

PRINTED NAME OF OWNER 1: _____

OWNER SIGNATURE 2: _____ DATE: _____

PRINTED NAME OF OWNER 2: _____

TENANT SIGNATURE: _____ DATE: _____

PRINTED NAME OF TENANT: _____

LEASE AND ADDENDUM FORM APPROVED BY THE FOUNDATION:

BY: _____ (sign)

_____ (print) -

_____ (Title)

DATE: _____

COMMUNITY NAME

Personal Information Update

As part of our commitment to your personal security, COMMUNITY NAME is implementing a new visitor access control program. In doing so, we want to make sure the information we have for you is correct. Please complete the following form and drop it off at the main office no later than DUE DATE. Thank you for your timely response.

Head of Household

First Name _____ Last Name _____ Suffix _____

Street Address: _____

Own or Rent (please circle one)

Home Phone: _____ Mobile Phone: _____

Work Phone: _____ Other Phone: _____

Which one should we use as your **primary phone number**? Home Mobile Work Other

E-mail Address: _____ I don't have an email address

4-digit PIN: (This PIN will be used as the password for accessing your profile, with your **primary phone number** above)

Other Residents

Please list anyone living with you in the table below. This would include family members as well as anyone not related to you.

First Name	Last Name	Phone Number	Relation
			<input type="checkbox"/> Spouse <input type="checkbox"/> Son <input type="checkbox"/> Daughter <input type="checkbox"/> Parent <input type="checkbox"/> Other: _____
			<input type="checkbox"/> Spouse <input type="checkbox"/> Son <input type="checkbox"/> Daughter <input type="checkbox"/> Parent <input type="checkbox"/> Other: _____
			<input type="checkbox"/> Spouse <input type="checkbox"/> Son <input type="checkbox"/> Daughter <input type="checkbox"/> Parent <input type="checkbox"/> Other: _____
			<input type="checkbox"/> Spouse <input type="checkbox"/> Son <input type="checkbox"/> Daughter <input type="checkbox"/> Parent <input type="checkbox"/> Other: _____
			<input type="checkbox"/> Spouse <input type="checkbox"/> Son <input type="checkbox"/> Daughter <input type="checkbox"/> Parent <input type="checkbox"/> Other: _____
			<input type="checkbox"/> Spouse <input type="checkbox"/> Son <input type="checkbox"/> Daughter <input type="checkbox"/> Parent <input type="checkbox"/> Other: _____

Contractors

Please list contractors below. This includes any daily employees as well as scheduled services.

Name (if applicable)	Company	Phone Number	Type
			<input type="checkbox"/> Housekeeper <input type="checkbox"/> Lawn/Pool Service <input type="checkbox"/> Childcare <input type="checkbox"/> Healthcare <input type="checkbox"/> Other
			<input type="checkbox"/> Housekeeper <input type="checkbox"/> Lawn/Pool Service <input type="checkbox"/> Childcare <input type="checkbox"/> Healthcare <input type="checkbox"/> Other
			<input type="checkbox"/> Housekeeper <input type="checkbox"/> Lawn/Pool Service <input type="checkbox"/> Childcare <input type="checkbox"/> Healthcare <input type="checkbox"/> Other
			<input type="checkbox"/> Housekeeper <input type="checkbox"/> Lawn/Pool Service <input type="checkbox"/> Childcare <input type="checkbox"/> Healthcare <input type="checkbox"/> Other

Permanent Visitor List

Please list any regular visitors in the table below. This could include family not living with you or friends that should be admitted by security without calling you.

First Name	Last Name

Pets

Please list any pets in the tables below. Renters/Leasees may have 1 pet per household.

Type, Color & Breed	Name & Tag Information

Please complete and return this form to the HOA office at your earliest convenience. If you have any questions or need assistance filling out the form, please stop by the HOA office or call.

Thank you

For HOA Use Only		<input type="checkbox"/> Collected	<input type="checkbox"/> Verified	<input type="checkbox"/> Assigned	<input type="checkbox"/> Entered
T1	T2	T3	T4	T5	
T6	C1	C2	C3	C4	

DATE _____

Longshore

LOT # _____

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RESIDENT VEHICLE INFORMATION

PLEASE PRINT

Last Name _____

First Name _____ Spouse _____

Street Address _____

City _____ State _____ Zip _____

Phone _____

E-Mail _____

Vehicles

Year	Make	Model	Color	Tag#	State	Bar Code	Decal	Remove Date
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

Boats

Boat Type _____ Boat Registration _____

Longshore

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RECEIPT OF DOCUMENTS LONGSHORE LAKE PROPERTY TRANSFER

I, the undersigned, acknowledge that I have received the following documents from Longshore Lake and agree to abide by their guidelines:

1. Rules and Regulations
2. Use Restrictions from the General Covenants

Date

Signature of Tenant

Printed Name

Date

Signature of Tenant

Printed Name

Member or Lot Number

A Word on Longshore Lake's Protective Covenants and Bylaws

We want you to enjoy your new home and look forward to welcoming you to the community. Before you move in, however, it is important that you read and understand the Protective Covenants and Rules and Regulations of Longshore Lake. Longshore Lake enforces its Protective Covenants and Rules. Violation of those documents can lead to fines against the property and/or legal action. We have listed below a few important provisions that you will want to consider:

Parcels and Living Units

The Parcels and Living Units shall be maintained by the Tenants in a safe, clean, orderly and attractive condition, and in harmony with the general character of Longshore Lake.

Residential Purposes

No Parcel in Longshore Lake shall be used for other than single-family residential purposes. Only entire Living Units may be leased with Foundation approval. The minimum leasing period is 90 days. An Owner may not lease his unit more than 3 times per year.

Pets & Animals

All animals, if permitted by the owner, shall be contained on the Parcel and shall not be allowed to roam freely. When outside the Parcel, if unfenced, all pets must be caged or secured with a hand held leash or carried. The Tenant is responsible for cleaning up after his pet.

Garages & Automobile Storage

These covenants state that personal use automobiles must be stored in the garage overnight unless a resident owns more vehicles than the garage can accommodate. There is absolutely no parking on Longshore Lake's roads. In addition, no commercial vehicle, recreational vehicle, motorcycle, boat or boat trailer shall be permitted to be parked overnight anywhere within Longshore Lake, unless kept fully enclosed within a garage.

Outdoor Equipment

All garbage and trash containers, oil tanks, bottled gas tank, and other such outdoor equipment must be placed underground, walled-in or placed in sight-screened or fenced-in areas so that they shall not be readily visible from any adjacent streets or Properties. Otherwise, adequate landscaping shall be installed around these facilities by the Owner and must be used.

The remaining pages are to be kept by the Tenant