THE RACQUET CLUB OF VERO BEACH CONDOMINIUM ASSOCIATION, INC.
OWNER REQUEST FOR APPROVAL OF LEASE

I (we) propose to lease my (our) entire dwelling unit: Bldg. ____ Unit No._____

FROM: _____TO: _____ at The Racquet Club of Vero Beach.

Since I (we) acknowledge leases **must be for a minimum of 30 days**, I (we) propose this lease for the following Lessees:

Names: _____

Address: _____

Section I. **STATEMENT BY THE (OWNERS) LESSORS**

A. I (we) affirm that I (we) or our realtor and/or agent has provided the proposed Lessee with a current copy of "**The Racquet Club of Vero Beach Condominium Association RULES and REGULATIONS**" updated: _____ *(insert date of Board's most recent update)* and that I (we) accept full responsibility for any damages to Common Elements owned by the Association caused by Lessee or Lessee's guests. (Reference Article XIII (A) of the Amended and Restated Declaration of Condominium of The Racquet Club of Vero Beach Buildings A & B, a Condominium and Building C, a Condominium (the "Declaration of Condominium")).

B. I (we) affirm that I (we) or our realtor and/or agent understand that: "A lease must be for a **minimum of thirty (30) days** and subleasing is prohibited." (Reference Article XI (H) of the Declaration of Condominium).

C. This lease constitutes an agreement between (Owners) **Lessors** and the **Lessees** granting the Board of Directors the right to evict the Lessee(s) for violations of "**The Racquet Club of Vero Beach Condominium Association RULES and REGULATIONS**" as amended from time to time after 48 hours of notice given to the Owner of its intention to do so. The Lease Agreement must grant to the Lessee the right to use the Common Elements in lieu of the Owner(s). (Reference Article V paragraphs 3 and 4 of current Rules and Regulations, and also Article XI (H) of the Declaration of Condominium)

D. The completed form: OWNER REQUEST FOR APPROVAL OF LEASE (a.k.a. **Lease Application**) should be submitted as early as possible (preferably 30 days prior to start of Lease, but in no case less than fourteen (14) days prior to the lease start date). I (we) understand The Board of Directors has fourteen (14) days to render a decision following receipt of the **Lease Application** in proper form, the **Background Screening** form (typically only for 1st time Lessees with The Racquet Club of Vero Beach, including additional fees; see below), and other such information as may be reasonably required. Any application received by the Board for a lease with a start date less than fourteen (14) days in advance would not meet requirements and may be returned. (Reference Article XII (B) (1) (b) of the Declaration of Condominium). The Board reserves the right to conduct a background screening check, and evaluate other requirements consistent with the Declaration of Condominium. (Reference Article XII (C) (2) paragraphs (a) through (h) of the Declaration of Condominium)

Section II **STATEMENT BY THE LESSEES**

A. I (we) have previously leased at The Racquet Club of Vero Beach: No_____ Yes_____ Number of Years_____ and recognize the Board of Directors always reserves the right to conduct a background screening check as a part of this approval process. Acknowledged: Yes_____ No_____

B. **1ST TIME LESSEES**: I (we) understand The Racquet Club of Vero Beach Condominium Association, Inc. as part of the Lessee approval process requires a comprehensive review of our backgrounds causing a consumer report and/or an investigative consumer report (a.k.a. the **Background Screening**) to be generated. To conduct this screening, the prospective Lessees are required to sign and date a 2nd form titled: DISCLOSURE APPLICANT AUTHORIZATION and CONSENT FOR RELEASE of INFORMATION. Both forms (Lease Application & Background Screening) along with one check to cover both below fees, are to be collected from prospective **Lessee**, and submitted by the **Lessor** (Owner) to the Association's Community Manager, as early as possible (preferably 30 days prior to start of Lease), but no later than Fourteen (14) days prior to the start of lease.

C. **1ST TIME LESSEE - FEES**: **$75-Application fee, plus $35-Background Screening fee** together as a transfer fee is required. Cost of transfer fees subject to change, but shall not exceed the amount permitted by Fla. Stat. Section 718.112. Fees typically waived for repeat Lessees to the Racquet Club, but in no instance shall a transfer fee be charged for the renewal of a lease with the same lessee.

D. I (we) affirm I (we) have received, read and agree to abide by the current copy of "**The Racquet Club of Vero Beach Condominium Association RULES and REGULATIONS**" updated: _____ *(insert date of Board's most recent update)* and that I (we) accept full responsibility for any damages to Common Elements owned by the Association. I (we) further agree to abide by any other rules concerning the use of Common Elements or Dwelling Units as are, or shall become posted. I (we) understand that a Dwelling Unit shall be occupied only by one family and as a residence and for no other purpose. No nuisance shall be allowed upon the condominium property, nor any use that is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents and that all parts of the facilities shall be kept in a clean and sanitary condition. Rubbish, refuse or garbage shall not be allowed to accumulate nor any fire hazard allowed to exist: and that no immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof. I (we) further recognize any conduct of business or commercial activity is prohibited. I (we) further understand sub-leasing is strictly prohibited.

E. I (we) represent that the information included, herewith, is factual and true and are aware that any falsification or misrepresentation of the facts in both the Lease Application and Background Screening (if applicable), will result in automatic rejection.

Section III **PROSPECTIVE LESSEE INFORMATION**

Name: _____ Phone: _____

Email Address: _____

Mailing Address: _____

_____

2nd Name: _____ Phone: _____

Email Address: _____

A. I (we) understand that any violation of the terms, provisions, conditions, and/or covenants of this application provides cause for corrective action by the Board of Directors resulting in possible denial of the application or termination of the lease (If previously approved) and removal of the lessee(s).

B. I (we) agree to park only in the numbered inside parking space assigned to the Unit under lease and to park any additional vehicles in the outside parking spaces. Overnight parking of commercial trucks, vans or campers is prohibited.

C. I (we) agree to register ourselves (as the Lessee) upon our arrival and any overnight Guests occupying a unit for more than one night upon their respective arrival. See "**Resident Registration**" book that can be found in the **CLUBHOUSE**, in the **LIBRARY** room. Put a circle around **Lessee** or **Guest** depending on who is adding their respective information in this book.

Section IV **SIGNATURES**

A. The Lessors (Owners) and Lessees, in signing, acknowledge compliance with the current RULES and REGULATIONS, as well as any other rules or restrictions as may be duly posted.

Lessor: _____ Date: _____

Lessor: _____ Date: _____

Lessee: _____ Date: _____

Lessee: _____ Date: _____

B. 1st Time Renters within The Racquet Club of Vero Beach are subject to paying both an application fee of **$75** and **$35** for the Background Screening fee (both fees subject to change and are typically waived for previous Lessees). Both fees can be included on one (1) check made payable to: **The Racquet Club of Vero Beach Association**.

C. The Board of Directors has APPROVED / DISAPPROVED this application on this date:_____.

IF disapproved, the Owner has been informed of the reasons on this date:_____.