

Trillium Homeowners Association, Inc.

C/o Elliott Merrill Community Management

835 20th Place

Vero Beach, FL 32960

Ph: (772) 569-9853 | Fax: (772) 569-4300

www.ElliottMerrill.com

APPLICATION FOR UNIT RENTAL

NOTE: ALL LEASES MUST BE IN WRITING AND BE FOR A TERM OF SIX (6) MONTHS.

This application form, fully completed, with the proposed rental contract must be received by the Association no less than thirty (30) days (Saturdays, Sundays, Holidays, and the day of receipt excluded) prior to the first day of rental along with a **\$100.00** non-refundable application fee payable to **TRILLIUM HOMEOWNERS' ASSOCIATION**. A background check is required for anyone over the age of 18. Husband & Wife and/or 2-people background checks will be covered by the \$100 application fee, and every additional adult requiring a background check will be responsible for paying the background check fee of **\$35.00**.

UNIT OWNER:

Owner(s) Name(s): _____ Phone #: _____

Unit Address: _____

Real Estate Agent: _____ Phone #: _____

RENTAL INFORMATION:

Dates of Rental: From _____ to _____

Name of Applicant: _____ Phone #: _____

Email Address: _____

Name of Co-Applicant: _____ Phone #: _____

Email Address: _____

Current Home Address: _____

Will there be others that will occupy the unit: YES _____ NO _____

If yes, give name & relationship to Applicant:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Pets:

Type & Breed: _____ Color: _____

Type & Breed: _____ Color: _____

Vehicles:

#1. _____
Year Make Model Color State Plate #

#2. _____
Year Make Model Color State Plate #

#3. _____
Year Make Model Color State Plate #

#4. _____
Year Make Model Color State Plate #

Emergency Contact:

Contact Name: _____ Phone #: _____

ACKNOWLEDGEMENT OF DEED RESTRICTIONS

I/We hereby certify that all of the above information is correct, and I/We have a copy of and have read, understood, and will abide by the Trillium Deed Restrictions, the Clubhouse Rules and Design Guidelines for Trillium HOA given to me/us by the rental agent or unit owner. I/We are aware that continued violation of any of the provisions of the Notice of Restrictions shall constitute cause for termination of the lease and eviction.

Applicant Signature

Date

Co-Applicant Signature

Date

ADDENDUM TO LEASE

WHEREAS, Owner and Tenant desire to enter into a Lease in a form approved by Trillium Homeowners Association, Inc. (hereinafter "Association").

WHEREAS, Tenant agrees that Tenant and all other occupants of the leased premises will abide by the provisions of the Association's governing documents during the new Lease term.

WHEREAS, the Owner and Tenant agree that the Association is a third party beneficiary to the parties' Residential Lease and Addendum for purposes of enforcing its governing documents and for the termination of the Lease and eviction of Tenant and Tenant's occupants as set forth below.

The Parties to the Lease and this Addendum hereby agree that:

The continued violation of any of the provisions of the Association's governing documents by Tenant and/or Tenant's occupants shall be cause for the Association to terminate the Lease and initiate litigation for eviction should the Tenant and/or occupants fail to vacate the premises within five (5) business days from delivery of notice of eviction. The Association shall be entitled to reimbursement of its reasonable attorneys' fees and costs in any action for the eviction of Tenant and shall be entitled to an award of its attorneys' fees and costs against Owner and/or Tenant, who shall be jointly and severally liable.

STIPULATED AND AGREED TO BY:

Owner:

Signature

Date

Tenant:

Signature

Date

TRILLIUM HOMEOWNERS' ASSOCIATION, INC.

BACKGROUND CHECK CONSENT FORM

A criminal background check will be required for all potential renters, and anyone else 18 years of age and older, who are listed on the lease as residents or who subsequently reside in the leased premises. Failure to provide information needed to run the check or providing false information will result in the denial of the application.

1. **Applicant's Name (please print):** _____ Date of Birth: _____

S.S. # _____ DL # _____ State _____

Current Address: _____ City _____ State _____ Zip _____

2. **Co-Applicant's Name (please print):** _____ Date of Birth: _____

S.S. # _____ DL # _____ State _____

Current Address: _____ City _____ State _____ Zip _____

Note: Convictions of misdemeanors or felony crimes DO NOT automatically drop off your records after a specified period of time. The court must be petitioned in order to have any conviction of a crime removed.

1. Have you **EVER** been convicted as a sex related crime? Yes No
2. If yes, did the crime involve force or minors? Yes No
3. Have you **EVER** been convicted of a crime involving violence or threat of violence? Yes No
4. Have you **EVER** been convicted of criminal activity in drugs or alcoholic beverages resulting in a felony? Yes No
5. Have you **EVER** been convicted of any other crime except a Minor traffic violation? (Includes traffic crimes) Yes No
6. Have you been arrested within the last three years for which There has not yet been an acquittal or dismissal? Yes No

I hereby authorize Trillium Homeowners Association, Inc, c/o Elliott Merrill Community Management to check civil or criminal records and driving records, etc. to verify any statement on this form. I hereby release all people, companies or corporations furnishing such information from liability and responsibility. I agree that a photographic copy or a telephonic facsimile of this document shall be valid for all purposes.

Applicant's Signature

Date

Co-Applicant's Signature

Date

PLEASE SUBMIT COMPLETE APPLICATION TO:
Trillium HOA c/o Elliott Merrill Community Management
835 20th Place, Vero Beach FL 32960