

FirstService Residential Management
1904 Clubhouse Drive
Sun City Center, FL 33573
(813) 642-8990 Fax: (813) 642-8790

Board Approval _____

LEASE APPLICATION
MUST BE SUBMITTED 10 DAYS PRIOR TO COMMENCEMENT OF LEASE

ASSOCIATION: _____ UNIT # _____

UNIT ADDRESS: _____

TERM OF LEASE: FROM: _____ TO: _____

AGENT OR BROKER: _____ AGENT'S PHONE NO. _____

LESSORS (Owners): _____

ADDRESS: _____

HOME PHONE: _____ OTHER _____

LESSEES (Renters): _____

PERMANENT
ADDRESS: _____

HOME PHONE: _____ OTHER _____

EMERGENCY CONTACT: (Name, Relationship, City, State, Phone) _____

Upon signing this Lease Application, I (we) signify that all parties to the lease understand and agree to the following:

1. Application Fee as required by Association Documents, payable to the Association.
2. Registration Fee of \$50 as required by the Federation Documents, payable to The Federation of Kings Point. *(Effective July 1, 2012)*
3. One of the Lessees is at least 55 years of age. (Photocopy of Driver's License, Passport or other legal document showing birthday and photo, attached for each occupant.)
4. Appropriate Lease Addendum specific to the Association must be signed, notarized and attached.
5. Pet Agreement and pet deposit or Service Animal Request, when applicable. (Pets are only permitted in some associations)
6. Each lessee and any other invitee is subject to the rules and regulations, as a Unit Owner, and posted and/or specified in the Declaration of Condominium of this Association and in the Amendments thereto.
 - a. While residing at Kings Point, no persons under the age of 18 will be permitted to visit for a period exceeding 30 days, in any calendar year, in accordance with Article XIII.
 - b. Term of Lease must be 30 days or more, in accordance with Article XI.
 - i. All lessees are equally and severally parties to this Lease Agreement.
 - ii. Sub-leasing if permitted is subject to the same terms and conditions as the original lease.
 - iii. All leases less than 6 months are subject to Sales & Tourist Development Tax, which is the sole responsibility of the unit owner or owner's agent.
7. **Realtors signing on behalf of unit owner must furnish a copy of their authorization to manage the property.
8. Lessee acknowledges Kings Point West is a Senior Safety Zone, as defined by Hillsborough County Ordinance Number 07-12 (effec.08/08).
9. I would like my name and phone number published in the directory. _____ NO
10. Are you an Active Service Member as defined in s. [250.01, Florida Statutes](#). _____ YES _____ NO

OWNER'S OR **AGENT'S SIGNATURE(s)

LESSEE'S (Renters) SIGNATURES(s)

_____ Date: _____ _____ Date: _____

_____ Date: _____ _____ Date: _____

=====
The following is for completion by FirstService Residential Management only

Received by: _____ Date Rec'd: _____ ID: _____ \$50. Req. Fee/Ck# _____

App. Fee /Ck# & Amt. _____ Pet Agreement/Ck# & Amt. _____ Assessment Due: _____

Reviewed by: _____ Date: _____

ADDENDUM TO LEASE APPLICATION

BEDFORD F CONDOMINIUM ASSOCIATION, INC.

NO PETS

Name(s): _____ Association: Bedford F

Unit Address _____ Unit # _____

I/we acknowledge that this condominium association **does allow Unit Owners to have one (1) pet** to be harbored in the unit or to be on the association's property. **Visitors, lessees or guests may not have pets in the unit or on the association's property, unless they receive prior written approval from the Board of Directors.** Bringing a pet into a pet-free condominium may result in a fine and removal of the pet(s), in accordance with the condominium governing documents.

This unit has only one (1) parking space. Visitor spaces are not to be used for additional vehicles or golf carts owned by unit lessee(s).

Lessee(s) are responsible for adhering to the restrictions, rules and regulations of this condominium association and are encouraged to review the association's documents, which are available from the unit owner, FirstService Residential or the Hillsborough County Clerk of the Court.

Signature of Lessee(s)

Signature _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by _____.

personally known to me

produced _____ as identification.

Notary Public

FORM MUST BE SIGNED BY ALL LESSEE (S) OF UNIT

BEDFORD F CONDO ASSOCIATION

MEMORANDUM

TO: ALL LESSEES & NEW UNIT OWNERS

FROM: BOARD OF DIRECTORS OF BEDFORD F CONDO ASSOCIATION

Bedford F welcomes you and hope you will enjoy the many amenities we share. As a Condo Association there are specific rules and regulations that govern our Community and help to keep it a pleasant place to live.

Below is some highlighted information on Rules and Regulations:

- (1) Nothing may be on sidewalks except a thin welcome mat.
- (2) Personal property must be kept in your own unit or in the appropriate assigned area.
- (3) Parking facilities are to be used according to Regulations:
 - (a) Be aware that there is **ONLY ONE (1)** parking space available to each unit. Guest spots are for guests of the condo owners or lessees and not for additional vehicles of owners or lessees.
 - (b) Golf Carts of condo owners or lessees may not use guest spots. Park it between lanais.
 - (c) No non-working vehicle shall remain more than 24 hours and no repair of vehicles may be made on condo premises.
 - (d) Parking is prohibited on areas marked with painted strips at the end of sidewalks. These areas are reserved for medic and emergency vehicles. Parking is not permitted on grass areas.
- (4) Food and beverages including alcohol may not be consumed outside the condo unit.
- (5) Any plantings need to be approved by the Board, except for small plantings in your side bed.

From Rules & Regulations
Article 17, Section 1

- (6) No child under 18 may live in the unit. Children visiting may not exceed 30 days in one year.
- (7) NO PETS are allowed by visitors, lessees or guests, unless they have received prior written approval from the Board of Directors. Only exception would be service or therapy animals approved by Management Company.
- (8) Nothing may be hung on exterior walls, doors, windows, mansards or trees. No furniture or equipment may be left outside.
- (9) Replacement of windows, doors, lanais, patios need to be approved by Board. Secure forms from Management Company.
- (10) No signs, ads or notices of any type may be displayed that are visible from the outside.

From Use & Occupancy Statement
Articles XIII, XIV