



**Florida Palms Association**  
**786 South Orange Avenue, Sarasota, FL 34236**  
**Phone 941-923-4377 Fax 941-309-3091**

## RENTAL AND WATER APPLICATION

Thank you for applying to rent with us. Please provide us with all the information requested below. Incomplete information will only delay the processing of your Rental Application. **Provide valid copies of your current driver's license and print clearly!**

**OCCUPANTS**

FULLNAME: \_\_\_\_\_ SS# \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ DATE OF BIRTH \_\_\_\_/\_\_\_\_/\_\_\_\_

Driver License # \_\_\_\_\_ State of License Issue \_\_\_\_\_

PHONE: ( ) \_\_\_\_\_ ( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
HOME WORK Cell #1 Email address

SPOUSE: \_\_\_\_\_ SS# \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ DATE OF BIRTH \_\_\_\_/\_\_\_\_/\_\_\_\_

Driver License # \_\_\_\_\_ State of License Issue \_\_\_\_\_

PHONE: ( ) \_\_\_\_\_ ( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
HOME WORK Cell #1 Email address

ALL OTHERS OCCUPANTS:

<u>FULL NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>

**MISCELLANEOUS INFORMATION**

PETS: \_\_\_\_\_ NUMBER \_\_\_\_\_  
DESCRIPTION male or female age color

**RENTAL HISTORY**

**1) CURRENT ADDRESS**

NUMBER STREET APT. NO. CITY STATE ZIP

FROM: \_\_\_\_\_ TO: \_\_\_\_\_ AMOUNT RENT PAID \_\_\_\_\_ APT. COMPLEX NAME: \_\_\_\_\_

OWNER/MGR \_\_\_\_\_  
FULL NAME NUMBER STREET APT. NO. CITY STATE ZIP

OWNER/MGR OR MORTGAGE CO. PHONE# ( ) \_\_\_\_\_ REASON FOR LEAVING \_\_\_\_\_

**2) PREVIOUS ADDRESS:**

NUMBER STREET APT. NO. CITY STATE ZIP

FROM: \_\_\_\_\_ TO: \_\_\_\_\_ AMOUNT RENT PAID \_\_\_\_\_ APT. COMPLEX NAME: \_\_\_\_\_

OWNER/MGR \_\_\_\_\_  
FULL NAME NUMBER STREET APT. NO. CITY STATE ZIP

OWNER/MGR OR MORTGAGE CO. PHONE# ( ) \_\_\_\_\_ REASON FOR LEAVING \_\_\_\_\_

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**EMPLOYMENT:**

CURRENT

EMPLOYER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
COMPANY NAME STREET CITY STATE ZIP

MONTHLY SALARY:\$ \_\_\_\_\_ POSITION/GRADE: \_\_\_\_\_ HOW LONG? \_\_\_ YRS \_\_\_ MONTH

SUPERVISOR: \_\_\_\_\_ / \_\_\_\_\_ BUSINESS PHONE: ( ) \_\_\_\_\_  
FULL NAME POSITION

SPOUSE'S

EMPLOYER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
COMPANY NAME STREET CITY STATE ZIP

MONTHLY SALARY:\$ \_\_\_\_\_ POSITION/GRADE: \_\_\_\_\_ HOW LONG? \_\_\_ YRS \_\_\_ MONTH

SUPERVISOR: \_\_\_\_\_ / \_\_\_\_\_ BUSINESS PHONE: ( ) \_\_\_\_\_  
FULL NAME POSITION

HAVE YOU EVER BEEN DELINQUENT IN PAYMENT OF YOUR RENT OR ANY OTHER FINANCIAL OBLIGATION?

IF YES, PLEASE EXPLAIN: \_\_\_\_\_  
\_\_\_\_\_

HAVE YOU EVER BEEN A DEFENDEANT IN AN UNLAWFUL DETAINER (EVICTION) LAWSUIT OR DEFAULT (FAILED TO PERFORM) ANY OBLIGATION OF A RENTAL AGREEMENT OR LEASE?

IF YES, PLEASE EXPLAIN: \_\_\_\_\_  
\_\_\_\_\_

HAVE YOU EVER BEEN CRIMINALLY CONVICTED AND FOUND GUILTY OR PLEAD NO CONTEST IN A COURT OF LAW? \_\_\_\_\_ IF

YES, PLEASE EXPLAIN \_\_\_\_\_  
\_\_\_\_\_

**THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY AUTHORIZE FLORIDA PALMS CONDO ASSOCIATION OR ITS AGENTS TO VERIFY THE ABOVE INFORMATION AND TO DO A BACKGROUND AND CREDIT REPORT. I ALSO UNDERSTAND THAT THERE IS A NONREFUNDABLE \$25.00/APPLICANT FEE PER ADULT THAT IS DUE TO OVERSEAS REALTY, INC. WITH THIS APPLICATION. ANY MONEY THAT IS INCLUDED WITH THE APPLICATION TO HOLD THIS HOUSE WILL NOT BE REFUNDED IF APPLICATION IS APPROVED. IF APPLICATION IS DENIED, THE DEPOSIT WILL BE RETRUNED WITHIN 3 BUSINESS DAYS. ANY DEPOSIT MADE WILL BE CONTRIBUTED TO THE COSTS OF MOVING INTO THE HOME. A \$75 WATER DEPOSIT IS REQUIRED AT MOVE IN TO START SERVICE. BY SIGNING I AKNOWLEGE I READ AND UNDERSTAND THE RULES AND REGULATIONS OF THE FLORIDA PALMS CONDOS AND AGREE TO ABIDE BY THEM UPON MOVE IN.**

**NOTE: ALL APPLICANTS MUST SIGN BELOW**

**SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_**

**SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_**

**Please provide a copy of "Proof of Income" for any individual who will be contributing to the Rental Payment. That "Proof of Income" may be any one of the following: Copies of 2 pay periods of Paychecks, W-2 Form from previous year, Tax Returns from previous year OR Letter from Employer, on Company Letterhead stating pay rate, average hours worked per week and length of employment.**



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**RULES AND REGULATIONS FOR  
FLORIDA PALMS ASSOCIATION, INC.**

**Please initial each page and return with your application.**

The following Rules and Regulations shall govern and control the use, occupancy and enjoyment of the Florida Palms Association, Inc. (the "Association"), and the Condominium Property, and are hereby promulgated for the mutual welfare and benefit of all Unit Owners of the Condominium. These Rules and Regulations furthermore apply to all persons from time to time occupying, residing and visiting Units within and on the Condominium Property.

**General Rules:**

1. No radio or television antennas, aerials, satellite dishes or receiving dishes, nor wiring for any purpose may be installed on the exterior of any Building. Satellite dishes may be installed on posts with the written approval of the Association.
2. No signs, flags, pennants, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed by Unit Owner on any part of the Condominium Property visible from the exterior Common Elements without the prior written consent of the Association, except that pursuant to Florida Statute §718.113(4), any Unit Owner may display one portable, movable United States flag in a respectful way, and on Armed Forces' Day, Memorial Day, Flag Day, Independence Day and Veterans' Day may display in a respectful way, portable, removable official flags, not larger than 4 ½" x 6', which represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard.
3. No wash lines will be erected outside an Owner's Unit, and no Owner, tenant, or other occupant of a Unit shall hang or display any laundry, garments or other unsightly items or which are visible outside of the Unit.
4. All persons must keep all Common Areas, including breeze ways, stairways, sidewalks, yards/green areas, and parking lots free of personal items. Any personal items left in these common areas will be removed and disposed of. The Association will not be held liable.
5. Children under 12 years must be accompanied by an adult when using all Common Elements and or recreational facilities, and such not be utilized after 11:00 P.M. without prior approval of the Board of Directors. Neither children, nor adults, shall utilize other Common Elements as recreational or play areas except those Common Elements specifically designated as such. The activities and behavior of all children, whether residents or visitors, when upon the Condominium Property shall be regulated by an adult including physical supervision where necessary. The Directors or their designated representatives, shall at all times have the authority to require that the Owner, tenant, lessee, guest or other adult who is responsible for a particular child remove him from any Common Element if the child's conduct is such that they believe this action is necessary.
6. All Units shall be used for residential purposes only.
7. No Owner may make or permit any disturbing noises or improper use of the Premises whether made by himself, family, friends, servants, tenants, or lessees, nor do or permit anything to be done by such persons which will interfere with the rights, comfort and convenience of other Owners or occupants, including but not limited to noise disruptions that occur to other Unit Owners or occupants between the hours of 9:00 P.M. and 8:00 A.M. No Owner may play or allow to be played

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in a loud manner any musical instrument, phonograph, radio or television set in his Unit between the hours of 9:00 P.M. and 8:00 A.M. the following day, if the same shall disturb or annoy other occupants of the Condominium.

8. Nothing shall be hung from the windows or balconies or placed upon the exterior window sills. No rugs or mops shall be shaken out from any windows or doors. Unit Owners shall not paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony or any exterior surface; place any sunscreen, blind or awning on any balcony or exterior opening.

9. The Association has the irrevocable right of access to each Unit during reasonable hours, when necessary, for the maintenance, repair, or replacement of any Common Areas or of any portion of a Unit to be maintained by the Association pursuant to the Declaration, or as necessary to prevent damage to Common Areas or to a Unit or Units. The Association and the management company, if contracted for, may retain a key to the Premises. The Unit Owner shall provide the Association and the management company with a duplicate key pursuant to its right of access to the Premises.

10. These Rules and Regulations shall apply equally to Owners, their family, guests, tenants and lessees.

11. No person shall drill through slabs for any reason.

12. Barbeque Grills must be placed 10 feet from any building when in use. After use, Barbeque Grills must be stored in your Unit/Lanai.

13. Vandalism: Unit Owners and their families, tenants, and guests shall not deface, remove, or destroy, or permit the defacing, removing or destruction of any element of the common areas.

14. In the event a tenant violates the Rules and Regulations of the Association relating to the normal use and occupancy of the Unit within the Condominium, or use and occupancy of a Common Area or Common Area, then the Association shall have the right to terminate and cancel the lease, and to bring appropriate legal proceedings when necessary to complete eviction. The cost involved in an eviction action, including the cost of reasonable trial and appellate attorneys' fees, shall be the obligation of the tenant and the Owner, jointly and severally.

15. Nothing shall be done or maintained in any Condominium Unit or on the Common Areas, which is in violation of any law.

**Pool Rules:**

1. Pool Furniture: There shall be no furniture placed at the swimming pool area as a permanent fixture. You may bring chairs or other items to the swimming pool area for your use, but they must be removed daily when you leave. Any personal items left in these common areas will be removed and disposed of. The Association will not be held liable.

2. Consumption of Food and Beverages: No food shall be permitted in the Pool Area. No glass shall be permitted in the Pool Area. Each person must maintain the area as they found it and clean up after themselves and their guests. Consumption of Alcoholic beverages is NOT allowed at the pool area. Anyone seen consuming alcoholic beverages at the Pool Area will be asked to leave and will have their pool privileges revoked.

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3. Diving is not permitted.
4. Guests at the Pool Area: There is a limit of (4) guests at any time.

**Parking Rules:**

1. Automobiles, non-commercial passenger trucks not larger than pickup trucks, bicycles and the like must be parked only in the parking spaces assigned to each Unit, or such additional parking space(s) designated by the Association for such purposes. All other motorized vehicles, including, but not limited to, boats, motor homes and trailers, shall not be parked on the Condominium Property. Motor homes are permitted to be on the property for no more than 24 hours to allow for loading and unloading only.
2. Owners and tenants shall park in the parking spot assigned to the Unit they occupy. If an owner has rented or otherwise made arrangements for the use of someone else's assigned parking space, the arrangement must be documented in writing and be on file in the Florida Palms office.
3. Each occupant is only allowed a maximum of three (3) automobiles at any one time to be parked on the premises.
4. When not in use, all bicycles shall not be placed in any Common Area.
5. All vehicles must be legally licensed, tagged and insured according to state regulations or will be towed at owner's expense.

**Pest Control:**

1. Pest Extermination includes the infestation of bugs or rodents. Community pest control for normal pest infestation is provide upon request please contact Frank at 941-374-5584. Owner or Tenant shall be solely responsible for keeping the unit free from fleas, ticks, and/or bedbugs and if a treatment shall be necessary, Owner or Tenant shall be responsible for full payment to eliminate and any damages as a result. If Landlord discovers that the Premises needs to be treated, Landlord shall have the right to order same service.

**Pet Rules:**

1. There shall be no more than (a) two dogs; (b) two cats; or (c) one dog and one cat kept or housed in any Unit maintained by the occupants of any one Condominium, unless otherwise authorized in writing by the Association. No other pets shall be allowed, unless otherwise authorized in writing by the Association.
2. No animal shall be maintained for any commercial purposes.
3. Pets are to be leashed at all times while on the Common Areas of the Association. Unleashed animals are subject to city animal control regulations. It is Florida law that all dogs must be on a leash during any walk.
4. Any pets creating a nuisance for residents are subject to action by The Association, which may include, but is not limited to, fines or permanent removal from the property.

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- 5. Due to Condo Association Insurance Policies, any animal prohibited for insurance purposes will not be accepted.
- 6. Pet owners are required to pick up their pet's waste and dispose of it in a sanitary manner. Pet waste on premises is a nuisance and a health problem and will not be tolerated. Action will be taken against violators.
- 7. Excessive barking or other noise will be considered a nuisance and not permitted.
- 9. Exterior structures for the care, housing, or confinement of pets are prohibited.
- 10. The owner shall be responsible for any damage to any Common Area caused by any animal maintained in the Owner's Condominium.
- 11. The Association, after notice and a hearing, may require the permanent removal from the Development of any animal that the Association, in its sole discretion, determines is aggressive, a nuisance, and a danger to the health or safety of any occupant, or otherwise interferes with the quiet use and enjoyment of occupants of any Condominium. The Association may find that an animal is a nuisance if the animal or its Owner continues to violate the Rules regulating pets after receipt of a demand from the Association to comply with the Rules.
- 12. All damages caused by any Pet is the full responsibility of the Owner of the Pet.

**Trash Rules:**

- 1. Any garbage or trash shall be placed inside the trash bins, and no trash shall be left in Common Areas.
- 2. For any large items, an Owner or tenant must contact a removal or waste management service.
- 3. All Common Areas shall, at all times, be kept in a clean, safe and sanitary condition.

**Utilities:**

- 1. The Owner or Tenant agrees to pay all charges and deposits for all utilities and agrees to have all utilities immediately placed in either Owner or Tenant's name with accounts kept current throughout occupancy. If the utilities, which the Owner or Tenant are responsible for are not up to date there is a risk for a lien against the owner or an eviction of the tenant in which case the security deposit could be used to cover such non- payment of utilities.

**Enforcement/Penalties:**

- 1. Any violator of these Rules and Regulations will result in possible fines or termination of lease. The cost involved for any remedy shall be the responsibility of the party violating these Rules and Regulations.

\_\_\_\_\_  
Signature Tenant

\_\_\_\_\_  
Date

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