

PIPERS MEADOW HOA
C/o Citadel Property Management Group, Inc.
905 East Martin Luther King Jr. Drive Suite 310 · Tarpon Springs, FL 34689
(727) 938-7730 · FAX (727) 938-7731 EMAIL – info@citadelpmg.com

APPROVAL AGREEMENT FOR HOME
RENTAL/LEASE

ATTENTION: Proper fee (check or money order), **made payable to the Association**, must accompany this Agreement (mail or bring to Citadel PMG):

\$100.00 application fee for rent/lease approval (Check payable to PIPERS MEADOW HOA)

Any Adult over 18 needs a background\credit report -. Copy of national background check (including criminal, credit, etc ,and all other items that the Board shall from time to time require)

Copy of Lease agreement- Minimum rental period six (6) months.

In connection with and as a condition to the approval of the lease of a unit, the Association require a unit owner to submit a deposit (separate check from app fee) in the amount of **\$300.00 Made payable to PIPERS MEADOW HOA** prior to the beginning of the lease. The deposit shall be used to pay fines against the property, abatements as to the unit, and to protect against damages to the Common Elements or other Association property, should damages or cleaning be the result of an act or failure to act on the part of the home owner or lessee at any time during the term of the lease. The home owner will be notified if the deposit is used. If unused, the deposit will be returned to the home owner.

Failure to obtain approval prior to move-in date: \$100.00 for rent /lease retroactive approval. **The late filing may be subject to a fine of \$100/day not to exceed \$1000 per occurrence** and/or automatic disapproval of renter(s).

Property Address of home to be rented in Pipers Meadow HOA: _____

I. Name of Owner(s): _____ (the "Owner")

Name of Tenant(s): _____ (the "Tenant").

Unit #: _____ DOB _____

Name of Tenant(s): _____ (the "Tenant").

Unit #: _____ DOB _____

Please select one:

_____ Lessee(s) under a written agreement. From _____ To _____

II. The **undersigned** agree and acknowledge that the names and ages of the individuals who shall be residing in the subject Unit upon transfer are as follows:

Homeowner/Landlord Printed Name: _____

Signature: _____

Tenant(s) Name(s): _____

Name _____	Age _____	Name _____	Age _____
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Name Age Name Age

III. Please list below each motor vehicle to be kept by the undersigned upon the condominium premises:

Make/Year _____ State/Tag No. _____

Make/Year _____ State/Tag No. _____

IV. The Tenant designates the following as Tenant's mailing address and telephone number for the corporate record and other matters related to Association:

Address: _____

Telephone: _____

V. The Tenant and Owner consent and agree that Tenant is obligated to comply with the Declaration of Covenants for Pipers Meadow HOA. Articles of Incorporation, Bylaws, and Rules and Regulations pursuant to the Association's governing documents and Florida law and consent and agree to comply with all the foregoing documents at all times.

____ (Initial)

VI. The Tenant and Owner consent and agree that in addition to any remedies available to the Association pursuant to the Association's governing documents and Florida law, in the event Tenant breaches a provision of the Declaration of Condominium for Pipers Meadow HOA, Articles of Incorporation, Bylaws, Rules and Regulations or other governing document, the Association shall have the express right to evict the Tenant, if it so elects, on behalf of the Owner and shall have all legal rights afforded to the Owner in said eviction. Owner expressly agrees that he or she shall be responsible for any and all attorneys' fees and costs associated with such an action whether suit is filed or not or whether the Association prevails or not. ____ (Initial)

VII. The Owner and Tenant expressly consent and agree that if the Owner becomes delinquent or is delinquent in the payment of any due, assessment or fine owed to the Association, that the Association shall have the right to contact Tenant regarding said delinquency. Furthermore, Tenant and Owner expressly consent and agree that if the Owner becomes delinquent or is delinquent in the payment of any due, assessment or fine for more than thirty (30) days that Tenant shall pay Tenant's rent directly to the Association to be credited toward Owner's unpaid due, assessment, rent or unpaid fees and cost associated with said delinquency.

____ (Initial)

VIII. The Tenant and Owner agree to notify the Homeowner Association of any change in the occupancy of the Home.

IX. The Tenant and Owner state that the information contained in this Agreement is true and correct and that any intentional misrepresentation shall be the basis for automatic disapproval of the Agreement by the Association's Board of Directors or eviction as set forth in Paragraph VIII above.

X. The Association consent and agrees that it shall approve this Application provided all conditions set forth herein are true and correct and Owner and Tenant comply with the requirement herein and the Association's governing documents.

XI. The Tenant and Owner agree to provide any further information that may be reasonably requested by the Association.

XII. If the lease is extended or renewed, the Tenant and Owner agree that they will notify the Association c/o Citadel PMG within 10 days of the lease expiration.

The Tenant, Owner and Association agree that in consideration of the mutual promises contained herein and other good and valuable consideration the receipt and sufficiency is hereby acknowledged that that the Tenant, Owner and Association agree to the foregoing.

Send copy of approval/disapproval to (mail, fax, or email) _____

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OWNER

Signature of Owner

Signature of Owner

Date

Date

Printed Name of Owner

Printed Name of Owner

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TENANT

Signature of Tenant

Signature of Tenant

Date

Date

Printed Name of Tenant

Printed Name of Tenant

Current Address of Tenant

Current Address of Tenant

Phone Number

Phone Number

Email: _____

Email: _____

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PIPERS MEADOW HOMEOWNERS ASSOCIATION, INC.

Approved By
Acting as Agent for the Association

Date

Disapproved By
Acting as Agent for the Association

Date