

LONGBOAT HARBOUR OWNERS ASSOCIATION

4454 Gulf of Mexico Drive, Longboat Key, Florida 34228

Phone 941 383-2126-- Fax 941 387-8097

LBHstaff@outlook.com

Application and Agreement to become a Renter at Longboat Harbour

The owner must assure that this application along with their non-refundable \$150 application fee is received by Association office no later than 15 days before rental period. Failure to apply or submit required documentation within said period will be cause for denial. Please see Section 14.3 to 14.6 of Declaration (Leasing of units).

Unit being rented _____ Owner _____
Parking spot No _____ Owners phone _____

Rental Period: From _____ To _____

Personal Information about Renter(s): Please PRINT Are you currently on Military duty? _____

The association does a background check on every applicant. This information must be accurate and complete. All information is CONFIDENTIAL and may only be viewed by those authorized by Florida Statute.

Name 1 _____ Phone _____ Cell _____
Date of Birth _____ Social Security No. or SIN (Canadian) _____
Occupation _____ Work phone _____
Home Address _____

e-mail _____
Name of EMERGENCY CONTACT _____ Phone _____
Relationship2 _____ Address _____

Name 2 _____ Phone _____ Cell _____
Date of Birth _____ Social Security No or SIN (Canadian) _____
Occupation _____ Work phone _____
Home address: (if not same as above) _____
e-mail _____
Name of EMERGENCY CONTACT _____ Phone _____
Relationship _____ Address _____

Vehicle Information:

Vehicle make _____ Vehicle Model _____ Color _____
Year _____ Tag _____ State of registration _____

Previous Rentals: Longboat Harbour

Name of owner _____ Unit Number _____ Year(s) _____

Renters: I (we) agree that I (we) will:

- a. Read and comply with all rules, regulations, and policies contained within the Declarations, Bylaws and policies governing Longboat Harbour Owners Association.
- b. Indemnify Longboat Harbour Owners Association and hold them harmless for any violation of this agreement, or agreement I may have with the owner, including any legal fees or court costs to require compliance or collect damages due my failure to comply with Association rules as described in Longboat Harbours Declarations, Bylaws, and policies.
- c. Within 24 hours or next business day after arrival, report to the association office to pick up parking sticker, bike and chair tags, activation of gate pass, and obtain the LONGBOAT HARBOURS RENTAL BOOKLET.
- d. You will be required to purchase a windshield pass for your vehicle. The windshield pass will be activated during your rental period and if you return the following year, the association will reactivate your windshield device. You may list up to two phone numbers, local or long distance along with cellular numbers in the directory, which are listed alphabetically. Renters cannot use or possess owners gate transmitter.
- e. There is no subletting or creating another assignment to the unit. If you have guests, you must be on the premises while they are on campus.
- f. This is a **NO PET** community. There will be no pets allowed on premises or in units by renters or their guests.
- g. No food is allowed in the pools or on the pool deck.
- h. Children NOT diaper trained are not allowed in pools. Diapers designed for pool use **ARE NOT ACCEPTABLE.**
- i. If you lock yourself out of your unit, which requires the Association to unlock door, there will be a \$50.00 fee due at time of service. (Policy 20170119.1)
- j. At conclusion of rental period, the renter shall be responsible for the removal of all personal property, bikes beach, chairs, boats and kayaks. Items left behind after conclusion of rental period will be deemed abandoned and disposed of accordingly.
- k. Photo Identification. A photocopy of each occupant (leasees) I.D is required with each yearly lease.
- l. A copy of the contract between the owner and lessee must be submitted with the application. You may redact fees.

Renters Agreement:

By signing below, I (we) acknowledge we have read this application, agree to the requirements stated herein and declare that all information submitted is truthful and accurate. Any false information will be cause for denial of present and future rental(s) at Longboat Harbour.

I am aware that Longboat Harbour Owners Association does a background check on every applicant. I consent and permit LHOA to use information contained herein to conduct a background check(s).

Signature _____ Signature _____ Date _____

APPLICATION FEE OF \$150 MUST BE SUBMITTED WITH THIS APPLICATION

If you used a rental agent, please provide the following:

Agents name _____ Phone number of agent _____

Name of company and address _____

_____ phone number _____

Unless there is an emergency, (broken pipe, water leak, etc.) **only an owner can create a work order** or give directions for work or service to be performed on their units. If you have a problem with your unit, please contact the owner or rental agency before contacting the office.

Although the office will attempt to contact owner It is the owner's responsibility to assure application has been approved or denied.

If you have any questions about application and requirements, please call the office.

941 383-2126

+++++ Longboat Harbour Acceptance- Denial +++++

On behalf of Longboat Harbour Owners Association, I hereby approve of the above rental application and agreement on this _____ day of _____ 20_____

By _____ Board Director.

Check Number _____ Amount _____ By _____ Date _____

Parking sticker or temporary pass code number _____

Pass code expires on _____

Date owner notified of acceptance or denial by Board _____

Approved _____ Denied by _____ Reason _____

Administrative Approval _____ Date _____

OWNERS ACCEPTANCE

We, the undersigned owner(s), agree that Longboat Harbour Owners Association, Inc. by requesting the completion of this application (agreement) is not providing rental advice or certifying to applicant's ability or willingness to carry out the terms of his or their lease or in any way guaranteeing lessees performance of the lease. Accordingly, the undersigned lessor hereby holds Longboat Harbour Owners Association, Inc. harmless and indemnify Longboat Harbour Owners Association, Inc. from all claims, liabilities or suits by us or anyone on our behalf because of application

All proposed renters must sign and complete this application and make themselves available for a personal interview if required. (Phone interview acceptable).

I have read this application submitted by my tenant (lessee) and believe that all of the information is correct and accurate at time of submission. I will make sure that lessee is given a handbook or Longboat Harbour Condominium's Rules and Regulations. If the lessee breaks the rules and regulations, I will cooperate and assist with the association to rectify any issues that violate the rules and regulations of the Longboat Harbour Owners Association, Inc.

The owner acknowledges that he/she has read Section 12.8 of the Declaration and the policy adopted V(2) by the Board on March 20, 2014 regarding inspection of hot water heaters and fire alarms, as the policy may be amended from time to time.

The owner acknowledges that it is their responsibility to make sure that their application along with their non-refundable \$150 application fee is received by Association office no later than 15 days before rental period. Failure to apply or submit required documentation within said period will be cause for denial per Section 14.3 to 14.6 of Declarations (Leasing of units).

THE OWNER ALSO ACKNOWLEDGES THAT HE/SHE UNDERSTANDS THAT OWNERS MAY NOT LEAVE CARS PARKED UNDER THE CARPORT WHILE TENANTS ARE PRESENT. THE COVERED PARKING SPACE MUST BE SURRENDERED TO THE TENANT FOR THE DURATION OF THE LEASE. OWNERS WISHING TO LEAVE VEHICLES ON THE PROPERTY DURING THE LEASE MUST CONTACT THE OFFICE FOR ASSIGNED LONG TERM PARKING.

All information contained herein is true and correct and given under the penalty of unsworn falsification.

I (we) hereby cause this application (agreement) to be executed this _____ day of _____, 20____

Owner Signature _____ Name printed _____

Owner Signature _____ Name Printed _____