

CONDO RENTAL AGREEMENT
4951 Pepper Circle, #A-208, Naples, FL 34113

Date:

Guest Name(s):

Telephone:

Landlord Name: Dennis and Mary Grubbs 

Arrival Date: After 3:00 pm # Adults: # Children:

Departure Date: Before 11:00 am

Rental Rate: \$ _____ for the month(s) / \$ _____ for the entire rental period

Rental Rate:	
# Days	
Entire Rental Period	
6% State of Florida + 5% Collier County:	
Departure Cleaning Fee:	
SubTotal:	
Damage Deposit (Fully Refundable):	
Total to Owner:	
VRBO Fees:	n/a
TOTAL:	
Due Immediately:	
Net Payment to Owner:	
Payment 2 of 2 (Due by):	

Guest is hereinafter defined as the signer and any spouse, child, invitees, personal representatives, heirs, executors, administrators, agents or assigns. Guest agrees to the terms of this policy by act/submission of their initial deposit for the property.

1. DEPOSITS/PAYMENTS. A reservation deposit equal to 50% of the total balance is required from the guest immediately after the reservation has been made along with your signed contract. Please be aware that the time remains available to rent until we receive your reservation deposit. The reservation deposit will be applied towards the total balance. The BALANCE OF RENT is due (60) days before guest arrival date. Reservations made within (60) days of arrival require the full advance payment at time of booking. Please make payments in the form VRBO secured website OR via wire transfer to Mary Grubbs business account, The advance payment is not a damage deposit.

2. DAMAGE DEPOSIT. If using VRBO to book the reservation, guests will purchase their damage insurance protection, minimum \$1500.00 coverage. Otherwise, a damage deposit of \$500 (five hundred) is required from the guest (60) days before guest arrival date. Any damages to the property or its contents during the occupancy period caused through Guest actions or negligence are the responsibility of the Guest. Guest shall reimburse the owner for all damages/costs above the amount of the security deposit. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met:

- ✓ No damage is done to the house or its contents, beyond normal wear and tear.
- ✓ All keys and parking passes are returned to owner at time of departure.
- ✓ All charges accrued by the guest during the stay are paid prior to departure.

Guest understands that any damages which are discovered to exist, or which occur during Guests occupancy should be reported at the earliest possible time to the owner.

3. CANCELLATION POLICY. A (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations made within 60 days of the arrival date forfeit the total booking charges (less any taxes) unless owner is able to re-rent the amenities reserved for the same time period less a 20% handling charge of the total rental. Early departure does not warrant any refund of rent.

4. LIABILITY. Guest shall hold owner harmless from all claims or causes of actions arising from the rental and occupation of the residence. Participation in any activity while at this residence is voluntary and performed at Guest risk. Guest agrees to release, discharge and hold harmless owner from any/all liability, loss, damages, costs and expenses (including attorney's fees), claims, suits and demands arising from any accident, injury, loss (personal or physical) or damage whatsoever, during Guest stay at this residence. Guest agrees to waive any right to bring a legal action arising out of or relating to participation by Guest in any activities or use of the equipment, facilities or any services provided. This waiver includes but is not limited to use of all equipment, recreational facilities, pool, residential areas, sidewalk/paths, trails or passageways to the residence.

5. SECURITY. Guests are advised that lost or stolen personal items are not the responsibility of the owner. Guest shall be responsible for procuring their own insurance to cover against the possibility of such loss. Guest will have a set of keys and garage door opener and will be responsible for locking of the home and the safekeeping of personal items during their visit. The owner assumes no responsibility for insuring that the residence is locked and secured during the period of occupation by Guests.

6. RESIDENCE CAPACITY. The residence is to be used by a maximum number of 4 guests.

7. SMOKING. Smoking is not permitted inside the residence.

8. TAX. Rental is subject to 6% State of Florida Tax and 5% Collier County Tax.

9. SERVICE OR REPAIR. Owner reserves the right to enter the premises when the property or systems are in need of repair.

10. DRUGS AND HAZARDOUS MATERIALS. No illegal substances are permitted on the property.

11. Guest acknowledges and understands that he is not acquiring any interest in the property and that his use of the property is subject to the owner's right to exercise possession thereof.

12. Residence may be rented to parties under 25 years of age only at the discretion of owner.

13. CLEANING SERVICE. The property will be professionally cleaned prior to the guests' arrival. No daily or weekly cleaning service is included in the rental rate. However, this can be arranged by owner.

I have read the above confirmation/rental agreement and accept the conditions of this agreement. I agree with all of the contents of my confirmation.

Guest Signature _____ Date: _____

Guest Name (Printed) _____

Guest Signature _____ Date: _____

Guest Name (Printed) _____

Landlord Signature _____ Date: _____

Return to: Regency Woods Condo Assn
c/o Sandcastle Community Mgmt.
9150 Galleria Court, Suite 201
Naples, FL 34109
[Tel:239-596-7200](tel:239-596-7200) Fax: 239-254-4722

Name of Current Owner: Dennis and Mary Grubbs
Phone: 314-503-4644 or -9092 Email Address: mary.r.grubbs@outlook.com

Applicant must submit the following:

1. A **complete** application (partially completed will NOT be accepted)
2. Separate application & fee must be submitted by applicants (excludes married couples)
3. A signed copy of the lease Agreement
4. A non-refundable check for \$100 payable to **REGENCY WOODS CONDO ASSN.**
5. A non-refundable check for \$20.00 PER PERSON made payable to **Sandcastle Comm. Mgmt.**
6. Criminal background check will be administered.

TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION

Have you lived in Regency Woods previously? Yes? No? If yes, provide address: _____

I (we) hereby apply for approval – Address: 4951 Pepper Circle, A208, Naples, FL 34113

Starting: _____ Ending: _____ ****MINIMUM 30 DAYS, MAXIMUM 1 YEAR****

Leasing Agent: Mary Grubbs Phone: 314-503-4644 Email: mary.r.grubbs@outlook.com

***** A tenant residing in a unit before the 20 day approval/disapproval process will be removed from the unit and the owner fined ****

Full Name of Applicant: _____ Date of Birth: _____

Full Name of Spouse: _____ Date of Birth: _____

Applicant Email Address: _____

Current Home Address: _____

Street Number/Name City State, Zip Code Telephone Number

Name of most recent Landlord _____ Phone Number: _____

Citizen of U.S.? Yes? No? If no, submit document copy of residency authorization or passport.

Have you ever been convicted of a felony? Yes? No? If yes, explain: _____

Make/Model of Car: _____ Year: _____ License #: _____ State: _____

Make/Model of Car: _____ Year: _____ License #: _____ State: _____

In case of emergency notify: _____ Phone #: _____ Relationship: _____

The condominium documents of Regency Woods condo restricts units to use as single family residences only. Please state the name and relationship of all persons other than applicant(s) occupying the unit on a regular basis.

NAMES

RELATIONSHIP

AGE

<u>NAMES</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

INITIAL _____ the following are some common rules for Regency Woods Condo Assn.:

1. Tenants or guests of tenants are prohibited from having pets.
2. **At no time will Pick-up trucks, Motorcycles, Recreational Vehicles & Campers be allowed to park** in the community with exceptions of Service Vehicles performing a repair during reasonable business hours.

I (we) hereby agree to be bound by the Declaration of Protective Covenants, Conditions and Restrictions, By-Laws, Articles of Incorporation and Rules and Regulations (Schedule A to By-Laws, Rules & Regulations – 1992 Version) and will abide by them.

I understand and agree that the Association, if it approves a lease, is authorized to act as owner’s agent, will full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, of provisions of the Declaration of Condominium of Regency Woods Condominium Association, the Association By-Laws and Rules and Regulations of the Association.

I (we) represent that the following information is complete and true. I (we) agree that any misrepresentation in this application will justify automatic rejection. I (we) consent to additional inquiry concerning this application, including the background, credit check and check of references.

I (we) have read, understood and agree to all of the statements above.

Applicant Signature: _____ Printed Name: _____ Date: _____

Applicant Signature: _____ Printed Name: _____ Date: _____

The Landlord will be advised by the Association’s Management whether this application has been approved.

******For Office Use Only******

Acceptance on behalf of Regency Woods Condominium Association.

Approved _____ Disapproved _____

Officer or Agent for Association / Date

Regency Woods Condominium Association, Inc.

PARKING STICKER APPLICATION

c/o Sandcastle Community Management

9150 Galleria Court, Suite 201

Naples, FL 34109

Phone: (239) 596-7200 Fax: (239) 593-4812

All tenants must display a parking permit on ALL vehicles. Please include this completed form along with a copy of your driver's license(s) and vehicle registration when return the lease application packet.

TO BE COMPLETED BY SANDCASTLE

Building # 4951 Unit# A-208 Vehicle #1, Sticker # _____

Vehicle #2, Sticker # _____

Unit Owner or Tenant Name: _____

Regency Woods Mailing Address: 4951 Pepper Circle Unit #A-208 Naples, FL 34113 Phone#: 314-503-4644

Norther Mailing Address: _____ Phone#: _____

Vehicle Information

Vehicle #1

Vehicle #2

Year of Vehicle: _____

Make of Vehicle: _____

Model of Vehicle: _____

Color of Vehicle: _____

State Licensed In: _____

License Plate # _____