



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463
Ph: (561) 641-8554 / Fx: (561) 641-9448

PHEASANT RUN HOMEOWNERS' ASSOCIATION, INC.
APPLICATION FOR LEASE

- ***\$200.00 Non-refundable application processing fee for each applicant (unless married) and payable to GRS Community Management in the form of money order or cashier's check.***
- ***\$100.00 Non-refundable application review and orientation fee made to Pheasant Run HOA.***

INDIVIDUAL COMMUNITY REQUIREMENT CHECKLIST

- _____ Any owner intending to lease their unit must give written notice to the Board of Directors.
- _____ Copy of lease contract attached.
- _____ Copy of driver's license(s) and vehicle registration(s) attached.
- _____ No Unit may be leased for less than six (6) consecutive months.
- _____ No unit may be occupied or used for any commercial or business purpose.
- _____ No portion or portion of a unit may be leased; units may be rented only in their entirety.
- _____ No Boats, RV's or commercial vehicles are permitted to be parked on the property except when enclosed in a garage.
- _____ At the time of the Lease application (whether is a New Lease or Lease Renewal) the Lot Owner **MUST NOT** be delinquent in the payment of the Association dues and/or have any open and unresolved violations. The account must be brought current before any lease application can be considered for approval by the Association.
- _____ Only two (2) domestic pets are permitted in the unit and must not weigh more than 40 lbs. at maturity.
- _____ Parking areas are solely for non-commercial vehicles with current passenger registration.
- _____ Prior to approval of any prospective lease, a mandatory interview will be conducted by the Board of Directors or the Board's designated agent.
- _____ The approval of a lease application may take up to thirty (30) days.

APPROVAL REQUIRED – Application, fees and all applicable documentation must be mailed, or hand delivered to GRS Community Management at the address indicated above.

Please visit grsmgt.com > ***Pheasant Run Homeowners' Association, Inc. > Association Documents > and Amended Rules & Regulations*** for a comprehensive view of the Rules and Regulations of the Association.

Lease Application

PHEASANT RUN HOMEOWNERS' ASSOCIATION, INC.

Please print legibly and complete all the sections.

LEASE BEGIN DATE:	LEASE END DATE:
-------------------	-----------------

UNIT INFORMATION

PROPERTY ADDRESS	MOVE-IN DATE
CURRENT OWNER NAME	CONTACT #

APPLICANT INFORMATION

APPLICANT NAME	CO-APPLICANT NAME
PRIMARY CONTACT #	PRIMARY CONTACT #
EMAIL	EMAIL
CURRENT MAILING ADDRESS	CURRENT MAILING ADDRESS
CITY-STATE-ZIP	CITY-STATE-ZIP
EMERGENCY CONTACT NAME & TELEPHONE	EMERGENCY CONTACT NAME & TELEPHONE
MARTIAL STATUS MARRIED () SINGLE ()	MARTIAL STATUS MARRIED () SINGLE ()

OTHER OCCUPANTS

NAME	RELATIONSHIP	DOB
NAME	RELATIONSHIP	DOB
NAME	RELATIONSHIP	DOB

REALTOR INFORMATION

REALTOR'S NAME	PHONE #	EMAIL
----------------	---------	-------

ADDITIONAL INFORMATION

EMPLOYMENT HISTORY

ARE YOU: Self-Employed? Yes () No () Retired? Yes () No ()

EMPLOYER	CO-APPLICANT/SPOUSE EMPLOYER
CITY-STATE-ZIP	CITY-STATE-ZIP
PHONE #	PHONE #
EMPLOYED FROM: TO:	EMPLOYED FROM: TO:
DEPARTMENT OR POSITION	DEPARTMENT OR POSITION
SUPERVISOR	SUPERVISOR
MONTHLY INCOME	MONTHLY INCOME

VEHICLE INFORMATION

(Please refer to the Association's Rules & Regulations)

MAKE		MODEL	COLOR	STATE	TAG #
MAKE		MODEL	COLOR	STATE	TAG #

PET INFORMATION

(Only TWO (2) domestic pets are permitted in the unit and must not weigh more than 40 lbs. at maturity)

(Write none if no pets)

TYPE	BREED	RABIES LICENSE TAG #	COLOR	WEIGHT
TYPE	BREED	RABIES LICENSE TAG #	COLOR	WEIGHT

AUTHORIZATION FILE DISCLOSURE

APPLICANT/TENANT CONSENT

I hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc., and its designated agent /employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent, or misleading information on an application may be grounds for denial of residency, or subsequent eviction.

Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver ' s License Number

State

2nd Applicant's Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver' s License Number

State

ADDITIONAL OCCUPANTS OVER 18, AUTHORIZATION FORM IS REQUIRED



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463
Ph: (561) 641-8554 / Fx: (561) 641-9448

PHEASANT RUN HOMEOWNERS' ASSOCIATION, INC.
PET REGISTRATION

Date: _____

Name of Homeowner(s): _____

Name of Tenant(s): _____

Property Address: _____

Tenant(s) who are applying must attach a current executed copy of your lease agreement, stating specifically allow pet(s)/animal(s) are permitted on the premises.

A. Please indicate type of pet(s)/animal(s), including service animals. Attach a recent picture of your pet(s), taken within the last six (6) months, and accurately show the pet(s)/animal(s) as of the date of this registration.

I. Type of Pet(s): _____ **Weight:** _____ **Color:** _____

Breed: _____ **Tag Number:** _____

II. Veterinarian Reference: (Please attach a current certificate of vaccination/health certified by a licensed veterinarian within the past thirty (30) days.)

Name: _____ **Phone No.:** _____

Address: _____

B. By submitting this registration application, Resident understands and agrees that the pet(s)/animal(s) is subject to the association's governing documents, including but not limited to association's Declaration of Covenants, Conditions and Restrictions and its Rules and Regulations and all state and local laws. Accordingly:

1. Only two (2) domestic pets per unit and must not weigh more than forty pounds (40 lbs.) at maturity.
2. When outside the unit, all pet(s)/animal(s) must be on a leash which is attached to the pet/service animal and in direct physical control of a person capable of always controlling such pet and the pet(s)/animal(s) will not be left unattended at any time.
3. Residents agree to register the pet(s)/animal(s) in accordance with local laws and requirements, and to immunize pets in accordance with such local laws and requirements.
4. Resident shall be responsible for any damage created by a pet/animal to association property.
5. The pet(s)/animal(s) will not cause danger, threat to any person or other pet, nuisance, noise, health

hazard, or soil the premises, grounds, common areas, walks, parking, landscaping, or gardens. Resident agrees to clean up after the pet(s)/animal(s) and agrees to accept full responsibility and liability for any damage, injury or action arising from or caused by his/her pet(s)/animal(s). Resident agrees that if their pet/animal becomes annoying, bothersome, or in any way a nuisance or disturbance to other Residents or to the operation of the association, the Resident will immediately, upon notice from association remove the offending pet/animal from the premises.

- 6. Resident warrants that the pet(s)/animal(s) have no history of causing physical harm to persons or property, such as attacking, biting, scratching, chewing, etc. and further warrants that the pet(s)/animal(s) have no vicious history or tendencies.
- 7. Resident understands and agrees that each year the pet/animal is kept on the property; a valid certification from a licensed veterinarian shall be submitted to the association showing that the pet/animal has current vaccinations.
- 8. The Resident acknowledges in writing that Resident will comply with the guidelines established by the association regarding pets.
- 9. If Resident fails to comply with these requirements by failing to have his/her pet(s)/animal(s) registered (this shall include but not limited to replacement pets) and approved in advance or has a pet on the property or premises without approval and is later discovered, (whether the pet belongs to Resident or another), then the association shall have the right to remove such pet/animal immediately without notice. If any action is necessary to remove the animal, the prevailing party shall be entitled to its reasonable attorney's fees and costs, if any.
- 10. The pet/animal shall not be deemed approved until Resident receives a written confirmation from the association approving same.
- 11. If any action is necessary to require compliance with this agreement, the prevailing party shall be entitled to its reasonable attorney's fees and costs, if any.

C. Association and Resident agree, notwithstanding initial compliance with the pet registration, that should Resident receive written notice from Association that a pet/animal is deemed undesirable, for whatever reason, Resident shall forthwith remove the undesirable pet/animal from the premises. Any failure to remove the pet/animal after written notice shall be a material breach of this agreement.

D. Disapproved pets/animals shall not be allowed to re-enter the property or the premises.

E. Any approval of a pet given by Association to Resident, prior to or after Resident takes possession of his/her premises, shall be strictly subject to the terms of this agreement/registration, and any such approval given shall require compliance herewith notwithstanding the fact that this addendum may not be resigned after a pet is approved or added.

Print Resident Name Resident Signature Date

APPROVED THIS _____ DAY OF _____, 20____.

By: _____

Title: _____

Authorized Signature of Pheasant Run HOA, Inc.

PHEASANT RUN HOMEOWNERS' ASSOCIATION, INC.

PROSPECTIVE OWNER/LESSEE ACKNOWLEDGEMENT

The undersigned being a prospective Lessee of the following Unit No.: _____ and Property Address: _____, in **Pheasant Run Homeowners' Association, Inc.** acknowledges that I/We have read, understand, and agree to follow and abide by all the terms and conditions of the following Association Documents:

- a. Declaration of Covenants, Conditions and Restrictions
- b. ByLaws
- c. Articles of Incorporation
- d. All Amendments to the Declaration of Covenants, ByLaws and Articles of Incorporation
- e. Current and Amended and Restated Rules & Regulations

Dated: _____

Lessee Signature: _____

Lessee Print Name: _____

Dated: _____

Lessee Signature: _____

Lessee Print Name: _____

Dated: _____

Lessee Signature: _____

Lessee Print Name: _____