

SEA PALMS CONDOMINIUM ASSOCIATION, Inc.

c/o Vesta Property Services
1860 Ave. 82nd Ave Suite104
Vero Beach, FL. 32966
Phone-772-234-3005

Email application to: Yanina von Schnier at Yvonschnier@vestapropertyservices.com

LEASE APPLICATION

*THIS APPLICATION MAY REQUIRE 15 DAYS FOR APPROVAL

All applications to lease are conditional upon and subject to the approval of the Board of Directors of Sea Palms Condominium Association, Inc.

- All Applications for Lease must include:

An executed Lease contract.

A non-refundable \$50.00 (check or money order only) application fee made payable to: Sea Palms Condominium Association, Inc. must be received by the Association at least 15 days prior to occupancy.

A non-refundable \$50.00 (check or money order only) application processing fee made payable to Vesta Property Services.

A non-refundable background check fee of \$50.00 (check or money order only) per adult 18 years or older is required. The background check fee will be made payable to Vesta Property Services. Please include a copy of each individuals Driver's License or State issued ID for each person 18 years or older with your application. If the Lessee/Tenant is from anywhere outside of the United States, please contact our office for alternate Background form and cost.

In no event shall a unit be occupied prior to the approval of the application by the Board of Directors.

All Rentals must be for a term of ninety (90) days or more as outlined in the Sea Palms Condominium Documents.

Pets are subject to the approval of the Board of Directors and must not weigh more than 20 pounds and only one (1) pet per unit.

Lessee has received and read a copy of Sea Palms Rules & Regulations from the owner.

You may mail or handle your complete application to the above address.



Sea Palms

Condominium Association, Inc.

APPLICATION FOR LEASE

Date: _____

The undersigned hereby makes application for the approval of a lease for UNIT # _____

Unit Owner(s): _____

This Application for Lease must be accompanied by a copy of the lease contract. All applications are subject to the approval of the Board of Directors of Sea Palms Condominium Association, Inc. All rentals must be for a term of ninety (90) days or more as outlined in the Sea Palms Condominium documents.

Name of Lessee(s)

(Please print)

Present Address

Telephone _____ Email Address _____

- **Reference 1** Name _____ Phone Number _____
Email _____ Relationship _____
- **Reference 2** Name _____ Phone Number _____
Email _____ Relationship _____

PETS

Note: Pets are subject to the approval of the Board of Directors and must not weigh more than 20 pounds.
Only one pet per unit.

- **Name** _____ **Weight** _____ **Breed** _____

PLEASE NOTE: THIS A SAMPLE TEMPLATE DISCLOSURE/AUTHORIZATION PROCESS ONLY, AND IT SHOULD NOT BE CONSTRUED AS LEGAL ADVICE. ALL CLIENTS SHOULD CONSULT WITH COUNSEL TO CONFIRM THAT THEIR DISCLOSURE AND AUTHORIZATION PROCESS COMPLIES WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.

How many people will occupy the unit regularly? _____
Owner initial here

List of other occupants if applicable:

Lease term is from: _____ to: _____

Lessee has received and read a copy of Sea Palms Rules & Regulations Initials _____

For use by Board of Directors:

Received by Management _____ Date _____

Application approved by _____ Date _____

Unit owner notified by _____ Date _____

DISCLOSURE REGARDING
BACKGROUND INVESTIGATION ON YOU

Vesta Property Services, Inc. may obtain a "consumer report" about you from a consumer reporting agency for tenant purposes. A "consumer" report is a background screening report that may contain information regarding your criminal history, sex offender registry status, credit history, employment history, education history, driving history, professional licenses, and other information about you. It may bear upon your character, general reputation, personal characteristics, and/or mode of living.

The consumer reporting agency that may prepare a "consumer report" on you for the Company is Scott-Roberts and Associates, LLC, 1601 Forum Place, Suite 203, West Palm Beach, Florida 33401, (888) 605-4265 (P), (888) 605-4305 (F), www.scottrobertsassociates.com, info@scottrobertsassociates.com

PLEASE NOTE: THIS IS A SAMPLE TEMPLATE DISCLOSURE/AUTHORIZATION PROCESS ONLY, AND IT SHOULD NOT BE CONSTRUED AS LEGAL ADVICE. ALL CLIENTS SHOULD CONSULT WITH COUNSEL TO CONFIRM THAT THEIR DISCLOSURE AND AUTHORIZATION PROCESS COMPLIES WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.

ADDITIONAL NOTICE REGARDING
INVESTIGATIVE CONSUMER REPORTS ON YOU

Vesta Property Services, Inc. may also request an "investigative consumer report" on you from a consumer reporting agency.

An "investigative consumer report" is a background screening report generated through personal interviews with sources such as your neighbors, friends or associates.

The consumer reporting agency that may prepare an "investigative consumer report" on you for the Company is Scott-Roberts and Associates, LLC, 1601 Forum Place, Suite 203, West Palm Beach, Florida 33401, (888) 605-4265 (P), (888) 605-4305 (F), www.scottrobertsassociates.com, info@scottrobertsassociates.com. The information contained in an "investigative consumer report" may bear upon your character, general reputation, personal characteristics, and/or mode of living.

Please be advised that the nature and scope of the most common form of "investigative consumer report" that may be ordered by the Company is an investigation into your employment history. During such an investigation, Scott-Roberts and Associates may ask questions about your employment history to certain knowledgeable individuals and provide response information to the Company.

Note: You have the right to request disclosure of the exact nature and scope of any "investigative consumer report" ordered by the Company on you. You may do so by contacting the Company.

ADDITIONAL STATE LAW NOTICES

If you live in, work in, or are seeking work for Vesta Property Services, Inc. in Washington State, Massachusetts, New Jersey, New York, Minnesota, Oklahoma, or California, please note:

State of Washington applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to receive a complete and accurate disclosure of the nature and scope of the investigation requested by the Company. You also have the right to request a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

Massachusetts applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to have a copy of the report upon request.

New Jersey applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to have a copy of the report upon request.

New York applicants/employees only: You have the right, upon written request, to be informed of whether or not an investigative consumer report (as defined by state law) was requested from a consumer reporting agency. If a report was requested, you will be provided with the name and address of the consumer reporting agency to whom the request was made. You may also inspect and receive a copy of the report by contacting Scott-Roberts and Associates, LLC, 1601 Forum Place, Suite 203, West Palm Beach, Florida 33401, (888) 605-4265 (P), (888) 605-4305 (F), www.scottrobertsassociates.com, info@scottrobertsassociates.com. You are also now receiving a copy of Article 23-A of the NY Correction Law.

Minnesota applicants/employees only: You have the right, upon written request, to receive a complete and accurate disclosure of the nature and scope of the consumer report. A consumer reporting agency must make this disclosure within five (5) days of receipt of your request or of the Company's request for the report, whichever is later. Please check this box if you would like to receive a copy of a consumer report if one is obtained by the Company. D

Oklahoma applicants/employees only: Please check this box if you would like to receive a copy of a consumer report if one is obtained by the Company.

California applicants/employees only: In addition to this document, you are receiving a copy of the NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT To CALIFORNIA LAW.

AUTHORIZATION REGARDING BACKGROUND INVESTIGATION

By signing below, I acknowledge receipt of the following separate documents (and certify that I have read and understood them):

- DISCLOSURE REGARDING BACKGROUND INVESTIGATION ON YOU:
- A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT: ● ADDITIONAL NOTICE REGARDING INVESTIGATIVE CONSUMER REPORTS ON YOU: ● ADDITIONAL STATE LAW NOTICES.

By signing below, I also authorize Vesta Property Services, Inc. to obtain "consumer reports" and "investigative consumer reports" about me for tenant purposes.

Signature: _____

Date: _____

Print Name (First, Middle, Last Name)

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PERSONAL INFORMATION NEEDED FOR BACKGROUND CHECK

Please supply the following information to facilitate a background check on you.

Last Name: _____ First Name: _____ Middle: _____

Other Names Used (alias, maiden, nickname): _____

Social Security Number: _____ Date of Birth: _____

Driver License # _____ State _____

Phone Number: _____

Email Address: _____

Current Address: _____
Street/P.O. Box City State Zip Code Country Dates

Former Address: _____
Street/P.O. Box City State Zip Code Country Dates

Current Employer Address City/State Start Date Salary

Supervisors name Employer Telephone Number