

**RENTAL APPLICATION**

**AVIAN PLACE HOMEOWNERS ASSOCIATION, INC. HOA**  
[www.avianplacehoa.webs.com](http://www.avianplacehoa.webs.com)

Please read this application carefully and fill in all blanks. There is a \$225.00 non-refundable application fee (for 1 adult or couple) and an additional fee of \$100 for each person 18 or over who will be occupying the unit. Check should be made payable to Avian Place Homeowners Association. Copies of driver's license(s) and lease agreement are also required. A BACKGROUND CHECK IS REQUIRED TO BE COMPLETED PRIOR TO APPROVING RENTALS. \*PLEASE SUBMIT THIS APPLICATION AND ALL REQUIRED ITEMS AT LEAST 20 DAYS PRIOR TO THE START OF YOUR LEASE.\*\* *Please Note: Previously approved rental applicants whose lease periods will be for less than one year and who have rented a villa in Avian Place during the previous calendar year should complete the Returning Seasonal Rental application form.*

**MAIL TO: Schoo Management, Inc. 9411 Cypress Lake Drive, #2, Fort Myers, FL 33919**

Application date: \_\_\_\_\_ Lease date - from \_\_\_\_\_ to \_\_\_\_\_

**Home Owner's Name and Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone Number \_\_\_\_\_

**Realtor's/Rental Agent's Contact Information:**

Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Agency: \_\_\_\_\_

**Rental Applicant's Name and Contact Information:**

Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Spouse/ Significant Other's Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

**Occupants other than rental applicant: (Please list additional occupants on a separate sheet of paper)**

1) Name: \_\_\_\_\_ Age: \_\_\_\_\_

Current Address: \_\_\_\_\_

Relation to Rental Applicant: \_\_\_\_\_

2) Name: \_\_\_\_\_ Age: \_\_\_\_\_

Current Address: \_\_\_\_\_

Relation to Rental Applicant \_\_\_\_\_

**Rental Applicant Presently Employed By:**

Personal References \_\_\_\_\_

1. \_\_\_\_\_ Phone number: \_\_\_\_\_

2. \_\_\_\_\_ Phone number: \_\_\_\_\_

Type of vehicle \_\_\_\_\_ License Plate Number: \_\_\_\_\_

Type of vehicle \_\_\_\_\_ License Plate Number: \_\_\_\_\_

In case of emergency, contact: \_\_\_\_\_

I/we mutually agree and understand that in the event the Association has cause to send three (3) violation letters to the landlord, tenant, or both, during the term of any lease, the landlord will comply with the Association's request to evict, as quickly as possible and reasonable, any tenant who will not follow the Association's Rules & Regulations and Use Restrictions.

**SIGNATURE** \_\_\_\_\_ **AND** \_\_\_\_\_

I/we mutually agree and understand all lease renewals must be submitted to the School Management office, located at 9411 Cypress Lake Drive, Suite 2, Fort Myers, FL 33916 if I/we decide to renew our lease when the current lease period expires.

**SIGNATURE** \_\_\_\_\_ **AND** \_\_\_\_\_

I/we mutually agree and understand any visitor staying beyond 14 days must be added to the lease and a background check will be required.

**SIGNATURE** \_\_\_\_\_ **AND** \_\_\_\_\_

I/we agree to abide by all of its provisions and those of recorded documents and by all Rules and Regulations made pursuant thereto.

**SIGNATURE** \_\_\_\_\_ **AND** \_\_\_\_\_

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_, personally appeared before me, \_\_\_\_\_, known to me to be the individual described in and who executed the same freely and voluntarily for the purpose therein expressed.

Commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_

**IMPORTANT INFORMATION FOR DOG OWNERS**

Please confirm below if you are a dog owner by marking the appropriate box.

YES

NO

If you responded Yes to the above question, you must proceed to page 3 and complete all requested information and provide all items required.

Failure to complete all information on page 3 and to provide all the required items will result in this application being denied by the Avian Place Homeowner's Association, eviction, and possible fines if it is determined that you attempted to bypass this process by not acknowledging your ownership of a dog(s) and providing required information and fee(s) to the Association. *Dogs cannot be brought on Avian Place property without prior approval.*

**DOG OWNERS MUST REVIEW ALL ITEMS ON THIS PAGE AND PROVIDE EACH ITEM REQUESTED BY THE AVIAN PLACE HOMEOWNERS ASSOCIATION**

**I/We Understand The Avian Place Homeowners Association Prohibits Aggressive Breeds**

\_\_\_\_\_  
(All Applicants Initial Here)

**I/We Understand There Is a Limit of 2 Dogs Per Household. Renters Are Not Permitted to Have Dogs Weighing Over 35 lbs**

\_\_\_\_\_  
(All Applicants Initial Here)

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**LIST DOG INFORMATION HERE:**

Name of Dog: \_\_\_\_\_ Dog Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Color: \_\_\_\_\_

Name of Dog: \_\_\_\_\_ Dog Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Color: \_\_\_\_\_

**ALL ITEMS LISTED BELOW MUST BE PROVIDED WITH THIS APPLICATION**

- 1) \$100 Non-Refundable Charge Per Dog (Limit of 2 Dogs Per Home, No Aggressive Breeds, Weight Limit of 35 lbs.)
- 2) Record of Current Shots and Weight Records From a Licensed Veterinarian
- 3) Clear Photograph of Each Dog
- 4) Clear Photograph of Each Dog's Tag  
(Tag Must Include Name of Dog & Owner's Phone Number)

*As a dog owner(s), I/we understand failure to provide all the above items will result in immediate denial of this rental application. Furthermore, I/we understand I/we may be subject to eviction by the Avian Place Homeowners Association if I/we do not inform the Association I/we own dogs prior to moving into the Avian community or if I/we add a dog after moving into the Avian Community without prior approval.*

**SIGNATURE** \_\_\_\_\_ **AND** \_\_\_\_\_