



**Spring Ridge of Hernando Homeowners' Association**

**Vanquard Management Group**  
**Chris Crain**  
Community Association Manager  
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(813)930-8036  
9300 North 16<sup>th</sup> Street  
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**RENTAL APPLICATION**

**DATE:**

**OWNERS' INFORMATION**

Address of rental property: \_\_\_\_\_  
Name/s: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Home PH#: \_\_\_\_\_ Business PH#: \_\_\_\_\_  
Fax Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Length of Rental: \_\_\_\_\_ Date of Rental: \_\_\_\_\_

**APPLICATION INFORMATION**

Name: \_\_\_\_\_  
SSN: \_\_\_\_\_ DOB: \_\_\_\_\_ DL#: \_\_\_\_\_ State: \_\_\_\_\_  
Present Address: \_\_\_\_\_ How Long: \_\_\_\_\_  
Previous Address: \_\_\_\_\_ How Long: \_\_\_\_\_  
Home Ph#: \_\_\_\_\_ Business Ph#: \_\_\_\_\_ Email: \_\_\_\_\_  
Name of Spouse if any: \_\_\_\_\_  
Vehicle Year, Make & Model: \_\_\_\_\_ License Number: \_\_\_\_\_  
Have you ever been arrested? No Yes If Yes, please explain: \_\_\_\_\_  
Have you ever been evicted? No Yes If Yes, please explain: \_\_\_\_\_  
Are you a Registered Sex Offender or Registered Sexual Predator: No Yes If Yes, please explain: \_\_\_\_\_

**CO-APPLICANTS INFORMATION**

Name: \_\_\_\_\_  
SSN: \_\_\_\_\_ DOB: \_\_\_\_\_ DL#: \_\_\_\_\_ State: \_\_\_\_\_  
Present Address: \_\_\_\_\_ How Long: \_\_\_\_\_  
Previous Address: \_\_\_\_\_ How Long: \_\_\_\_\_  
Home Ph#: \_\_\_\_\_ Business Ph#: \_\_\_\_\_ Email: \_\_\_\_\_  
Name of Spouse if any: \_\_\_\_\_  
Vehicle Year, Make & Model: \_\_\_\_\_ License Number: \_\_\_\_\_  
Have you ever been arrested? No Yes If Yes, please explain: \_\_\_\_\_  
Have you ever been evicted? No Yes If Yes, please explain: \_\_\_\_\_  
Are you a Registered Sex Offender or Registered Sexual Predator: No Yes If Yes, please explain: \_\_\_\_\_



List any additional person who will occupy your home:

**NOTE: ANY OCCUPANT OVER THE AGE OF 18 MUST COMPLETE A SEPARATE APPLICATION**

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_

**APPLICANTS EMPLOYMENT INFORMATION**

Employer: \_\_\_\_\_  
Employers' Address: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Business phone #: \_\_\_\_\_  
How long on present job: \_\_\_\_\_

**CO-APPLICANTS EMPLOYMENT INFORMATION**

Employer: \_\_\_\_\_  
Employers' Address: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Business phone #: \_\_\_\_\_  
How long on present job: \_\_\_\_\_

**PERSONAL REFERENCES:**

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

Does any applicant or occupant intend to operate a business from home? No \_\_\_\_ Yes \_\_\_\_  
If yes, what kind? \_\_\_\_\_

Does any applicant or occupant drive a commercial vehicle? No \_\_\_\_ Yes \_\_\_\_  
If yes, please describe: \_\_\_\_\_

Does any applicant or occupant drive a recreation vehicle? No \_\_\_\_ Yes \_\_\_\_  
If yes, please describe: \_\_\_\_\_

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- All unites are single-family residences.
  - RV's, commercial vehicles, boats, etc. are NOT allowed on the premises.
  - Spring Ridge of Hernando Community Association is a Deed Restricted Community.
  - All lease agreements shall be in writing
  - All lease agreements, together with an application signed by both the Owner and Tenant, in a form approved by the Association, shall be submitted to the Association at least seven (7) days prior to the commencement of the lease term.



- The owner shall pay the lease application fee of \$100 as prescribed by the Association. Lease application fees may be increased from time to time.
- The owner shall conduct a background check on each prospective tenant at such Owners' cost and expense and at the request of the association shall provide such background check to the Association:
- No lease agreement may be for a term of less than one (1) year.
- No home may be leased more than two (2) times in any calendar year unless otherwise approved in the case of hardship.
- The Tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all the Rules and Regulations and all policies adopted by the Association.
- Each Lease Agreement shall contain a uniform attachment designating the Association's duly authorized officers as the Owners' attorney-in-fact for the purpose of and with the authority to terminate any such Lease Agreement in the event of violations and opportunity to terminate such Lease Agreement within ten (10) days of such notice by the Association.
- All Lease Agreements shall require the home to be used solely as a private single family residence.
- Each Lease Agreement shall contain a Uniformed Lease Exhibit incorporating provisions that require then tenant(s) to abide by the Declarations and By-Laws, Rules and Regulations of the Association which governs the home. The Uniform Lease Exhibit shall contain other provisions deemed necessary by the Board of Directors from time to time. Failure to incorporate such Uniform Lease Exhibit into the terms of any lease shall cause lease to be void.
- No More than three persons shall be permitted in a two bedroom home.
- No more than four persons shall be permitted in a three bedroom home.
- Each Owner shall collect from their respective tenant and remit to the Association a security deposit in the amount of \$200.00 to cover expenses related to the maintenance and repairs of the home and/or damage caused to the common areas by the tenant, member of the tenant's family, or the tenant's guests and invitees.

***I understand that as a Lessee, I have received and read a copy of the Rules and Regulations, Covenants, Conditions and Restrictions of the Spring Ridge of Hernando Homeowners' Association and agree to be bound by these Association Documents:***

**Signature of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature of Co-Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Homeowners' Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

***An application fee of \$100 and a security deposit of of \$200 shall be submitted with the application prior to approval.***

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***To be completed by Authorized Agent of the Association:***

<b>\$ 100 Application Fee Received</b>	<b>YES</b> _____	<b>NO</b> _____	<b>Date:</b> _____
<b>Security Deposit Received:</b>	<b>YES</b> _____	<b>NO</b> _____	<b>Date:</b> _____
<b>Rental Application Approved:</b>	<b>YES</b> _____	<b>NO</b> _____	<b>Date:</b> _____

Signature of Authorized Agent Approving Application: \_\_\_\_\_ Date: \_\_\_\_\_

Affidavit of Approval Mailed to Applicant on \_\_\_\_\_ by Management Company \_\_\_\_\_  
(initials)

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**SPRING RIDGE OF HERNANDO HOMEOWNERS' ASSOCIATION  
BACKGROUND CHECK AUTHORIZATION FORM**

**For PURCHASE or RENTAL**

**Vanguard Management Group**

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**\*Unmarried Co-Applicants Fill Out a Separate Application. DO NOT Leave any black spaces\***

Name \_\_\_\_\_ SS# \_\_\_\_\_ DOB \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Last First MI Jr./Sr. Month Day Year

Driver's License # \_\_\_\_\_ State \_\_\_\_\_ (Please Attach Copy to Application)

Spouse \_\_\_\_\_ SS# \_\_\_\_\_ DOB \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Last First MI Maiden Month Day Year

Driver's License # \_\_\_\_\_ State \_\_\_\_\_ (Please Attach Copy to Application)

Phone: (\_\_\_\_) \_\_\_\_\_

Present Address \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_  
Street Apt. # City ST Zip

Previous Address \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_  
Street Apt. # City ST Zip

Have you ever had adjudication withheld or been convicted of a crime?

Applicant: Yes \_\_\_\_\_ No \_\_\_\_\_ Spouse: Yes \_\_\_\_\_ No \_\_\_\_\_

**AUTHORIZATION OF RELEASE OF INFORMATION** – Applicant(s) represent(s) that all of the above information and statements on the application for purchase/rental are true and complete and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records and credit records. **This authorization must be signed before it can be processed by management.** Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees and/or deposits and may constitute a criminal offense under the laws of this State.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Spouse's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Other's Signature: \_\_\_\_\_ Date: \_\_\_\_\_