
GOLDENROD VILLAS CONDOMINIUM ASSOC., INC.

NOTICE OF INTENT TO LEASE

FOR OWNERS ONLY

In accordance with the provisions of the Declaration of Covenants and Restrictions of Goldenrod Villas Condo Assoc., Inc. as amended by any amendments and supplemental declarations hereto. You are hereby notified that I (we) desire to lease out my (our) property long term (over 6 months).

My (our) property address is: _____ . I (We) are aware that the Association has a period of 15 days in which to approve or disapprove his/her applications. I (we) agree to provide the Association with all information required by said declaration.

Association Documentation Rules and Regulations are the Owner's responsibility to give to the new renters.

Pool keys are the responsibility from Owner to give the new renters, otherwise there is a Pool Key Fee of **\$50.00 Non-Refundable**. All said exchange is to occur at signing lease, not after.

Please note: The Lease Addendum included in this package (page 2) must be returned with copy of your lease and signed and dated by both parties.

DATED THIS _____ DAY OF _____ 20_____

Print Owner's Name

Owner's Signature

Print Owner's Name

Owner's Signature

Is this property being rented by a Management Company? ____ Yes ____ No

MANAGEMENT COMPANY _____

CONTACT PERSON _____ PHONE _____

GOLDENROD VILLAS CONDOMINIUM ASSOC., INC.

LEASE ADDENDUM

Renter agrees to abide by all provisions of the Association's Declaration of Covenants, Conditions and Restrictions, Bylaws, Rules and Regulations, and all other applicable governing documents (the "Governing Documents"). Renter acknowledges receipt of a copy of the Governing Documents. Renter further acknowledges that Renter's failure to abide by the terms of the Governing Documents shall constitute a material breach of this Lease Addendum and the Lease.

The parties agree that all the covenants and agreements contained in this Lease Addendum shall be deemed to be part of the Primary Lease and incorporated entirely therein as if included originally. The parties further agree that, in case of a conflict between the terms of this Lease Addendum and the Primary Lease, the terms of this Lease Addendum shall take precedence.

The Lease is subject to and consistent with the provisions of the Governing Documents, as the same may be amended from time to time. In the event of any inconsistency between the Lease and the provisions of the Governing Documents, the provisions of the Governing Documents shall take precedence. Member/Landlord hereby transfers and assigns to Renter for the term of the Lease any and all rights and privileges that Member/Landlord must use the Association's common elements, including, but not limited to, the use of any and all recreational facilities and amenities. Member/Landlord and Renter acknowledge that the Association reserves the right to withhold access to common element amenities from Renter for any reason that it would, under the terms of the Governing Documents, be authorized to refuse a member such access, including Renter's failure to comply with any of the provisions of the Governing Documents, or Member's/Landlord's failure to pay monthly assessments when due. Renter must provide an executed copy of the Lease and Lease Addendum to the Association.

Renter shall have the right to park [2] automobile(s) in the Association parking lot. All occupants' vehicles must be registered with the Association and must have a parking permit affixed to the windshield behind the rearview mirror. Vehicles without a permit will be towed. Renter must follow all the Association's parking rules, which can be found in the following and is subject to the penalties stated therein for all violations:

USE RESTRICTIONS article 19.7, page 10 Declaration of Condominium

19.7 Parking. No truck or other commercial vehicle shall be parked in any parking space except with the written consent of the Board of Directors, except such temporary parking spaces provided for the purpose as may be necessary to effect deliveries to the condominium, the association, or unit owners and residents. No boats, trailer, recreational vehicles, campers, inoperable or unsightly vehicles shall be parked on the condominium property for more than twenty-four (24) hours. The association shall have the power to move or tow away any such property and the association is specifically granted the rights and benefits of Section 715.07 Florida Statutes. Ownership of a condominium unit shall entitle the owner thereof to use of not more than two automobile parking spaces, which shall be as near and convenient to said unit as reasonably possible, together with the right of ingress and egress in and upon said parking area. The association shall permanently assign two vehicle parking spaces for each condominium unit.

In the event of a default by Renter in the performance of the terms of the Primary Lease or this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, then, in addition to all other remedies which it may have, the Association or its representative shall notify the Member/Landlord of the default(s) and demand that they be corrected through the Member's/ Landlord's efforts within 30 days after such notice. If the default(s) is not corrected within the 30-day period, the Member/Landlord shall immediately thereafter, at his or her own cost and expense, institute and diligently prosecute an eviction action against Renter. The eviction action shall not be settled without the prior consent of the Association or its representative. In the event the Member/Landlord fails to fulfill the foregoing obligation, the Association shall have the right, but not the duty, to institute and prosecute an action as attorney-in-fact for the Member/Landlord, at the Member's/Landlord's sole cost and expense, including all legal fees incurred. The Member/Landlord hereby irrevocably names, constitutes, appoints and confirms the Association as his or her attorney-in-fact to take all such actions as it deems appropriate on his/her behalf. All costs and attorney's fees incurred by the Association to enforce the terms of the Primary Lease or of this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, or to evict Renter pursuant thereto, will be assessed against the Unit and the owner thereof, and shall be deemed to constitute a lien on the Unit involved. The Association may enforce collection of the lien in the same manner as an assessment. Both the Member/Landlord and Renter acknowledge that the Association is a third-party beneficiary of the Primary Lease and Lease addendum.

Owner/Landlord Signature

Tenant Signature

Date

Owner/Landlord Signature

Tenant Signature

Date

GOLDENROD VILLAS CONDOMINIUM ASSOC., INC.

FOR RENTER(S) ONLY

The statements contained in this disclosure are only summary in nature and, as a prospective tenant should refer to the Rules and Regulations of Goldenrod Villas Condo Assoc., Inc. The current owner is to provide the Rules and Regulations of Goldenrod Villas Condo Assoc., Inc.

The Rules and Regulations of Goldenrod Villas Condo Assoc., Inc. state those units are ONLY for single-family residence.

POOL: Pool keys are the responsibility from Owner to give the new renters, otherwise there is a Pool Key Fee of **\$50.00 Non-Refundable**. All said exchange is to occur at signing lease, not before or after.

VEHICLES: No commercial vehicle allowed. Only two (2) per unit are allowed. Visitors must park in the designated visitors parking space.

PETS: No more than 2 pets with a 25 lbs. max. The following pets will not be accepted under any circumstances: Pit bulls (staffordshire terriers), chows, rottweilers, siberian huskies, akitas, malamutes, presa canarios and wolf-hybrids.

I (We) fully understand and accept the Rules and Regulations of Goldenrod Villas Condo Assoc., Inc.

PROPERTY ADDRESS TO RENT _____

ALL APPLICATIONS MUST INCLUDE THE FOLLOWING:

- 1. A COPY OF THE LEASE.
- 2. AN APPROVAL FEE OF **\$100.00 PER ADULT** Payable to **Goldenrod Villas Condo Assoc., Inc.**
- 3. COPY OF ID (Driver License) for each applicant

Print Name Applicant #1	Sign Name Applicant #1	Date
Print Name Applicant #2	Sign Name Applicant #2	Date

(FOR OFFICE USE ONLY)

BOARD OF DIRECTORS: APPROVED ___ DISAPPROVED ___ DATE _____
 BY _____ TITLE _____
 BY _____ TITLE _____
 BY _____ TITLE _____

COMMENTS: _____

REMITTANCE RECEIVED: APPROVAL FEE \$ _____ DATE _____

Flarent, Inc.
 1488 Seminola Blvd. Casselberry, FL 32707
 407-339-5797 (Office) * 407-339-6763

GOLDENROD VILLAS CONDOMINIUM ASSOC., INC.

APPLICATION TO LEASE

Please fill ONE (1) application PER RENTER (Please print clearly)

Full Name of Renter _____
Date of Birth _____ SSN _____ DL _____
Present Address _____ City _____ State _____ Zip _____
Phone No. _____ Email _____
Name of Employer _____ How Long _____
Address _____
Phone No. _____ Email: _____
Name of Present Landlord _____ How Long? _____
Address _____
Phone No. _____ Email: _____

Please state the name and relationship of all other persons who will be occupying the unit regularly.

NAME _____ RELATIONSHIP _____
NAME _____ RELATIONSHIP _____
NAME _____ RELATIONSHIP _____
NAME _____ RELATIONSHIP _____

EMERGENCY CONTACT NAME (NOT RESIDING WITH YOU) _____
ADDRESS _____ PHONE _____

VEHICLE INFORMATION (See Covenants and the Associations Governing Documents for restrictions)

Make of Car(s) _____ Year _____ Lic Plate No. _____ State _____
Make of Car(s) _____ Year _____ Lic Plate No. _____ State _____

PET INFORMATION (Pit bulls (staffordshire terriers), chows, rottweilers, siberian huskies, akitas, malamutes, presa canarios and wolf-hybrids will not be accepted under any circumstances)

PETS: TYPE _____ BREED _____ WT _____ TYPE _____ BREED _____ WT _____

In order to facilitate consideration of my application for the purchase of the above designated unit in Goldenrod Villas Condo Assoc., Inc., I represent that the following information is factual. I am aware that any falsification or misrepresentation of the facts in the application will result in automatic rejection of this application. I consent that you may make further inquiry concerning this application.

DISCLOSURE REGARDING BACKGROUND INVESTIGATION

FLARENT INC. (the Management Company) may obtain information about you from a consumer reporting agency for tenant/resident screening purposes. Thus, you may be the subject of a consumer report and/or an Investigative consumer report which may include information about your character, general reputation, personal characteristics, and/or mode of living, and which can involve personal interviews with sources such as your neighbors, friends, or associates. These reports may contain information regarding your criminal history, social security trace, employment and education references, credit history, professional licenses and credentials. You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report.

Print Name Applicant

Sign Name Applicant

Date