

# LAUREL LAKES ASSOCIATION, INC.

**Deliver to:**  
PMI Capstone  
8588 Potter Park Dr.  
Suite 500  
Sarasota, FL 34238  
info@pmicapstone.com

## APPROVAL AGREEMENT FOR LEASE

(New Lease Agreements must be completed and submitted at least 10 days prior to commencement of tenancy.  
Renewal Lease Agreements must be completed and submitted at least 45 days prior to commencement of tenancy.)

### **I. Basic Information:**

Name of Owner(s): \_\_\_\_\_ (the "Owner")

Address of Lease: \_\_\_\_\_ (the "Property")

### **II. Duration of Lease (Must be at Least One Year):**

From \_\_\_\_\_ to \_\_\_\_\_

### **III. A Copy of the Lease must be attached to this Approval Agreement**

### **IV. A Copy of a Background Check on all Tenants and Occupants over 18 years old must be attached to this Approval Agreement (An application without payment will not be processed)**

### **V. A \$50.00 Non-Refundable Application Fee must accompany this Approval Agreement**

### **VI. Tenant Information**

Name of Tenant #1: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Dates Residing at Previous Address: \_\_\_\_\_

Employer: \_\_\_\_\_

Employer Address: \_\_\_\_\_

Professional Reference (Name and Phone Number): \_\_\_\_\_

Personal Reference (Name and Phone Number): \_\_\_\_\_

Name of Tenant #2: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Dates Residing at Previous Address: \_\_\_\_\_

Employer: \_\_\_\_\_

Employer Address: \_\_\_\_\_

Professional Reference (Name and Phone Number): \_\_\_\_\_

Personal Reference (Name and Phone Number): \_\_\_\_\_

Name of Tenant #3: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Dates Residing at Previous Address: \_\_\_\_\_

Employer: \_\_\_\_\_

Employer Address: \_\_\_\_\_

Professional Reference (Name and Phone Number): \_\_\_\_\_

Personal Reference (Name and Phone Number): \_\_\_\_\_

**VII. Occupants:**

The undersigned agree and acknowledge that the names of all the individuals who shall be residing on the Property are as follows:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Relation to Tenant

\_\_\_\_\_  
Name

\_\_\_\_\_  
Relation to Tenant

\_\_\_\_\_  
Name

\_\_\_\_\_  
Relation to Tenant

\_\_\_\_\_  
Name

\_\_\_\_\_  
Relation to Tenant

**VIII. Pet(s):**

(Note that a maximum of two dogs and two cats are permitted. No “high risk” or uninsurable animals may be kept as pets.)

Pet 1: \_\_\_\_\_

Name	Species	Breed	Weight
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Pet 2: \_\_\_\_\_

Name	Species	Breed	Weight
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Pet 3: \_\_\_\_\_

Name	Species	Breed	Weight
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Pet 4: \_\_\_\_\_

Name	Species	Breed	Weight
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**Describe any instances of aggression, attacks, or escape by any of the pets (note that failure to fully disclose this information will be grounds for disapproval of the lease and eviction at any time):** \_\_\_\_\_

\_\_\_\_\_

**IX. Motor vehicle(s) to be kept at the Property:**

(Note that commercial vehicles and parking on the street are prohibited)

Make/Year \_\_\_\_\_ State/Tag No. \_\_\_\_\_

Make/Year \_\_\_\_\_ State/Tag No. \_\_\_\_\_

Make/Year \_\_\_\_\_ State/Tag No. \_\_\_\_\_

**X.** The Tenant designates the following as Tenant’s mailing address, email address, and telephone number for matter related to the Association:

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

\_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_

**XI. Emergency Contact Information:**

Emergency Contact Name: \_\_\_\_\_

Emergency Contact Phone Number: \_\_\_\_\_

Emergency Contact Email Address: \_\_\_\_\_

**XII.** The Tenant(s) and Owner(s) consent and agree that each Tenant is obligated to comply with the Declaration of Covenants, Conditions and Restrictions for Laurel Lakes and its exhibits, Articles of Incorporation, Bylaws, Architectural Guidelines and Rules and Regulations as the foregoing may be amended from time to time, and consent and agree to comply with all the foregoing documents at all times.

\_\_\_\_\_ (Initial)

**XIII. Specific Covenants and Rules:**

The Tenant(s) and Owner(s) acknowledge the following covenants and rules, and agree to comply at all times with the following covenants and rules:

- All homes must be used for single-family residential purposes only.
- RVs, ATVs, commercial vehicles, boats, trailers, etc., are not allowed on the premises.
- Parking is not permitted on the street.
- A maximum of two dogs and two cats are permitted. No “high risk” or uninsurable animals may be kept as pets.
- Failure to maintain the lawn, landscaping, or exterior of the home may result in the Association entering the property to make the necessary repairs. The costs of those repairs may be billed to the owner.
- All leases must be for a term of at least one year.
- If a property is leased prior to approval of this completed Approval Agreement for Lease, the property may be subject to fines and a lawsuit for compliance.

\_\_\_\_\_ (Initial)

**XIV.** The Owner(s) and Tenant(s) expressly consent and agree that if the Owner(s) becomes delinquent or is delinquent in the payment of any due, assessment or fine owed to the Association for more than thirty (30) days that the Association shall have the right to contact Tenant(s) regarding said delinquency. Furthermore, Tenant(s) and Owner(s) expressly consent and agree that if the Owner(s) becomes delinquent or is delinquent in the payment of any due, assessment or fine for more than thirty (30) days that Tenant(s) shall pay Tenant’s rent directly to the Association to be credited toward Owner’s unpaid due, assessment, rent or unpaid fees and costs associated with said delinquency.

\_\_\_\_\_ (Initial)

**XV.** The Tenant(s) and Owner(s) agree to notify the Association of any change in the occupancy of the Property.

\_\_\_\_\_ (Initial)

**XVI.** The Tenant(s) and Owner(s) agree to provide any further information that may be reasonably requested by the Association.

\_\_\_\_\_ (Initial)

**XVII.** If the lease is extended or renewed, the Tenant(s) and Owner(s) agree that they will notify the Association, and provide a copy of the renewed lease within forty-five (45) days of the lease renewal. In addition, the Tenant(s) and Owner(s) will provide the Association with a completed copy of the lease, a completed Approval Agreement For Lease, \$50.00 application fee, and background check on all Tenants and Occupants.

\_\_\_\_\_ (Initial)

The Tenant(s), Owner(s), and Association agree that, in consideration of the mutual promises contained herein, and other good and valuable consideration the receipt and sufficiency is hereby acknowledged, that the Tenant(s), Owner(s), and Association agree to the foregoing.

**Send copy of approval/disapproval to (mail or fax)**

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

.....  
**OWNER**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Printed Name of Owner

.....  
**TENANT**

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Tenant

\_\_\_\_\_  
Printed Name of Tenant

\_\_\_\_\_  
Current Address of Tenant

\_\_\_\_\_  
Current Address of Tenant

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Phone Number

.....  
**LAUREL LAKES ASSOCIATION, INC.**

\_\_\_\_\_  
Approved By: \_\_\_\_\_  
Acting as Agent for the Association

\_\_\_\_\_  
Date