

Windrush Bay Condominium Association, Inc.

C/O Ameri-Tech Community Management, Inc.
24701 US 19 N., Suite 102, Clearwater, FL 33763
727-726-8000

☐ Purchaser or ☐ Tenant
Application (Please check one)

At least two weeks prior to lease signing and occupancy, a purchaser and/or tenant **MUST** complete this application and return it to **Ameri-Tech Property Management at the above address** along with a **\$100.00** non-refundable fee **payable to Windrush Bay Condominium Association**. **Incomplete applications will be returned without approval.**

Basic Requirements

- Minimum lease period shall be at least three (3) or maximum of twelve (12) months.
- Copy of lease or sale agreement must be attached.
- Must be filed each time there is a new owner, rental or renewed rental.

All of the governing documents of the Windrush Bay Condominium Association shall apply to any purchaser, tenant, and owner/landlord. Any **Changes(s)** to the original approved application shall require a new completed application. **THE ASSOCIATION'S GOVERNING DOCUMENTS PROHIBIT SUB-LEASING.** If a single tenant violates any of the Association's governing documents, the Association has the right to terminate the lease and evict all of the tenants. The Association also reserves the right to refuse approval of the lease renewal for tenants that violates the Association's governing documents. Please note, Ameri-Tech Community Management, Inc. will request a background check prior to purchase and lease approval.

Name of present owner	Unit #
Property address of unit	

Purchaser/Tenant Information

Applicant	Co-Applicant
Name	Name
Address	Address
City/State/Zip	City/State/Zip
SS#	SS#
Driver's License # State	Driver's License # State
Date of Birth	Date of Birth
Telephone #	Telephone #
E -Mail Address:	E -Mail Address:
Number of other tenants	
Name	Date of Birth
Name	Date of Birth

Years at Previous Address	Own Rent Payment/Month
Landlord's Name	Phone ()
Reason for Moving	
Name of Bank	Checking Savings
Bank Location	
Water Bed Yes No	
Pet Yes No	If Yes, Type
Weight lbs.	

Please Note: One pet maximum. Not to exceed 20 pounds when full grown.

Vehicle Information:

Number of Vehicles	
Make	Model
Year	Color
License	State
Make	Model
Year	Color
License	State

Please Note: Trucks/Commercial/Motorcycles are not allowed to be parked on Windrush Bay Condominium Association property overnight.

Applicant's Employer Information:

Name	Name
Address	Address
City/State/Zip	City/State/Zip
Phone ()	Phone ()
Occupation	Occupation
How Long? Years	How Long? Years

Provide three (3) References

Previous Landlord:
Employer:
Other:

In Case of Emergency—Provide Three (3) Contacts

Name:	
Address:	
City/State/Zip:	Phone:
Name:	
Address:	
City/State/Zip:	Phone:
Name:	

Address:	
City/State/Zip:	Phone:

Purchaser or Lease Data

Realtor Firm Name	Proposed Closing date (if new owner)
Realtor Name	If Lease Start Date
Address	End Date
Phone ()	(Purchasers Only) Unit to be used for:
Fax # ()	Circle all that apply
E-Mail Address:	Rental Property Vacation Property
	Full-Time Residence Seasonal

If Realtor is not involved please list information of person or company handling closing or leasing agreement (Attorney, Owner, Title Company, etc.):
Name/Address:
Phone ()

Purchaser: Upon completion of purchase you will become a member of the Association. All fees and assessments required by the Association are due and payable the first of each month. Delinquent fees are **“Subject to a Lien on the Property.”** The current monthly maintenance fee for Unit #_____ is \$_____. Please note the maintenance fee is subject to change as set by the Association’s governing documents.

By signing below, I attest that all of the information provided in this application is true and correct to the best of my knowledge and I authorize the Association and/or Ameri-Tech Community Management to conduct a background check or other investigation to verify the information in this application. Furthermore, I hereby acknowledge that I have received a copy of, read, and understand the Association’s Governing Documents and agree to abide by all of the Association’s Governing Documents.

In signing, you will ensure the tenants will comply or you will be legally liable for any violations they incur.

Note: All rules must be adhered to, or lease will not be renewed.

NOTE: No tenant shall be permitted to occupy a unit without approval of this application by the Board of Directors of Windrush Bay Condominium Association. Driver’s license #'s and social security #'s are used for background checks and will be removed from the form prior to distribution to the Association.

_____	_____
Tenant Applicant's Signature	Date
_____	_____
Tenant Applicant's Signature	Date
_____	_____
Owner/Agent Applicant's Signature	Date
_____	_____
Owner/Agent Applicant's Signature	Date

At least Fourteen (14) days prior to occupancy complete the following steps:

- Complete this application in its entirety
- Return this application to the real estate agent
- Real estate agent is to forward application and lease or purchase agreement to:

Windurush Bay Condominium Association, Inc.
C/O Ameri-Tech Community Management, Inc.
24701 US 19 N., Suite 102, Clearwater, FL 33763

Ameri-Tech Community Management, Inc. will process the application/agreements and forward to the Board of Directors for review and approval. Upon completion of this process and approval of this document, and provided all parties are in agreement with Windrush Bay Condominium Association, Inc. Governing Documents, the new owner or tenant may begin the process of occupying the unit.

IT IS AGAINST THE LAW TO DISCRIMINATE AGAINST PROSPECTIVE TENANTS ON THE BASIS OF RACE, RELIGION, NATIONAL ORIGIN, AGE OR DISABILITY. LOCAL OR STATE LAWS MAY INCLUDE ADDITIONAL CLASSES WHICH ARE PROTECTED FROM DISCRIMINATION IN HOUSING.

To Be Completed By Association:

APPROVED / DENIED _____ DATE: _____