

Windrush Bay Condominium Association, Inc.
C/O Ameri-Tech Property Management, Inc.
24701 US 19 No. ~ Suite 102
Clearwater, FL 33763
727 / 726-8000

Purchaser or Tenant Application

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** along with a **\$100.00** non-refundable fee **payable to Windrush Bay Condominium. Incomplete applications will be returned without approval.**

Requirements for tenant:

1. - Minimum lease period shall be at least three (3) or maximum of twelve (12) months.
2. - Copy of lease or sale agreement shall be attached.
3. - 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, Inc. shall apply to any purchaser, tenant and owner/landlord. Any **Change(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 the tenants that violate the Association’s governing documents. Please note, Ameri-Tech Property Management, Inc will request a background check prior to lease approval.

Name of present owner	Unit #
Property address of unit	

Purchaser/Tenant Information (Please Circle)

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							
Telephone #							
E-Mail Address:							
Number of other tenants							
Name		Date of Birth					
Name		Date of Birth					
Years at Previous Address				Number of Vehicles			
Own	Rent	Payment	/Month	Make		Make	
Landlord’s Name				Model		Model	
Phone ()				Year	Color	Year	Color
Reason for Moving				License	State	License	State

Name of Bank		Water Bed	Yes	No
Location				
Checking	Savings			
		Pet: Type:		
		Weight		lbs.
One pet maximum. Not to exceed 20 pounds full grown.				

Applicant's Employer Information:

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

Purchase/Tenant 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# ()	Vacation property
E-Mail Address:	Seasonal rental property
	Year round rental property
	Full time Residence
	Check all that apply

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 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 property**. The current monthly maintenance fee for Unit # _____ Is \$ _____. Please note the maintenance fee is subject to change as set for the Associations Governing documents.

By Signing the 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 Property 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 Associations 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. Drivers 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

Fourteen days prior to occupancy complete the following steps:

- Complete this application in its entirety.
- Return this application to the rental agent.
- Rental agent is to forward application and lease or purchase agreement to:

Windrush Bay Condominium
c/o Ameri-Tech Property Management, Inc.

24701 US 19 North ~ Suite 102
Clearwater, FL 33763

- Ameri-Tech Property Management, Inc. will approve application and agreements. Upon completion of this process, 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.

APPROVED/DENIED

DATE:

Revision 3.0 dated April 29, 2010