

***Townhomes I at Bella Terra Association, Inc.***

***13831 Vector Ave.  
Fort Myers, FL 33907  
(239) 454-1101***



**APPLICATION TO LEASE**

New Lease

Renewal

Seasonal

Lease applications will not be accepted to process if the owner has an open past due balance. Open covenant association violations could also delay Board approval. Lease renewal must be completed in its entirety with all requested information; Date stamped a minimum of twenty (20) days prior to the beginning of the lease or it will be considered late. Any tenant that moves in without townhomes approval- owner will incur a \$25.00 per day penalty automatically billed.

**Initials** \_\_\_\_\_

The minimum lease term is 1 months minimum, and the maximum term is 12 months maximum. *Per Section 9.4.2 of Townhomes I at Bella Terra Homeowners Association, Inc Declaration of Covenants.*

**Initials** \_\_\_\_\_

I hereby apply for approval to **lease** address \_\_\_\_\_ in the Townhomes I at Bella Terra Association, Inc, for the period beginning \_\_\_\_\_ 20\_\_\_\_ and ending \_\_\_\_\_, 20\_\_\_\_.

**Name of owner of above address:**

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

***A complete copy of the signed lease is attached.***

**Following Fees to be included with a completed Application. Make all checks payable as follows:**

- **\$100.00 Non-refundable Application Fee payable to Townhomes I at Bella Terra Association, Inc**
- **\$100.00 Non- refundable Processing Fee payable to Alliant Property Management, LLC**
- **\$100.00 Transfer or Membership Fee payable to Bella Terra of SWFL Master Association (only refundable if lease denied)**
- **\$40.00 per applicant National Background Check fee**
- **\$45.00 per applicant International Background Check fee (non-U.S. resident)**
- **\*\*\* All backgrounds fees are payable to: Alliant Property Mgmt., LLC**
- **\$100.00 Non-Refundable Pet Fee payable to “Townhomes I at Bella Terra Association, Inc.**

**✚ Send all checks accompanied by this signed Application, Rules and Regulations and an executed copy of the lease to:**

**Mail to: Alliant Property Management, LLC  
Attn: Bella Terra Sales & Leasing  
13831 Vector Avenue  
Fort Myers, Fl 33907**

In order to facilitate consideration of this application, I represent that the following information is factual and correct, and agree that any falsification or misrepresentation in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly of the references given below.

**PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION**

**1. Full name of Applicant** \_\_\_\_\_ DOB \_\_\_/\_\_\_/\_\_\_ SSN: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**2. Full name of Applicant** \_\_\_\_\_ DOB \_\_\_/\_\_\_/\_\_\_ SSN: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Home address \_\_\_\_\_

Telephone: Home \_\_\_\_\_ Office \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

Please state the name and relationship of all other persons who will be occupying the unit on a regular basis.

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

The documents of the Townhomes I at Bella Terra Association provide for the obligation of unit owners that all homes are to be used as single-family residences only. By signing below, both the owner(s) and tenant(s) confirm that they have read and understood the leasing requirements as stipulated in the Amended and Association Declaration of Covenants, Conditions and Restrictions and the Rules and Regulations of the Association.

Date: \_\_\_\_\_

Applicant

Applicant

Date: \_\_\_\_\_

Homeowner

Homeowner

**Name of the most recent landlord:** \_\_\_\_\_

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

City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

**Person to be notified in case of emergency:**

Name: \_\_\_\_\_

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

City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Information for vehicle(s) to be kept at the resident during the lease term. Vehicles to other tenants are to be listed on a separate sheet of paper. Photocopies of all drivers' licenses and license plate tags are required.

Make/Model \_\_\_\_\_ Year \_\_\_\_\_

License No. \_\_\_\_\_ State \_\_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_\_

License No. \_\_\_\_\_ State \_\_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_\_

License No. \_\_\_\_\_ State \_\_\_\_\_

**Mailing addresses for notices connected with this application:**

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

E-mail address \_\_\_\_\_ Phone number \_\_\_\_\_

**Pets:**

Number of Pet(s) occupying the rental unit: \_\_\_\_\_

Pet(s) Type \_\_\_\_\_

\_\_\_\_\_

Rabies vaccination and certificates of neutered/spay for each pet must be attached to this application.

**Acknowledgement of Understanding:**

- ❖ All prospective tenants must substantiate their ability to pay their rent, either through a credit check or other reasonable means.
- ❖ No applicant(s) is/are permitted to move physical possessions into any residence unless the owner obtains permission from the Board of Directors-Failure will result in the owner being charged a daily lease penalty. If applicant(s) moves into the residence without fulfilling all requirements of this application, they are trespassing in the community. The owner will automatically be billed a daily lease penalty at the rate is in effect. Furthermore, the Board may take actions allowed by law including but not limited to instituting legal eviction proceedings with all costs borne by the owner.
- ❖ If the homeowner is in arrears with the association at the time of the initial lease or the renewal filing, the rental application will not be approved. If the homeowner falls into arrears any time during the term of the lease with the
- ❖ Townhome Association at any time during the term of the lease, the homeowner's account will be assigned to the Townhome legal counsel who will then notify both the owner and tenant and will direct the tenant(s) to submit their

