



## **Oasis at Pearl Lake Condominium Association Rental Approval Procedures**

Application for rental occupancy must be completed in detail by the proposed tenant, signed and include copies of **valid government issue photo ID** for ALL OCCUPANT(s) 18 & older. Please provide a copy of the **signed LEASE** (failure to include lease will delay the process). Application will not be processed without all the above requested guidelines, signatures of the proposed tenant(s). **Application fee is \$100.00 non-refundable**, payable to Oasis at Pearl Lake Condominium Association via check or money order. Future residents will purchase a **gate card for \$50.00** unless prior arrangements are made with the owner.

All fees and completed application should be mailed to:

Oasis at Pearl Lake  
1037 Alden Pkwy  
Altamonte Springs, FL 32714

The completed application and fees must be submitted to the Oasis at Pearl Lake Condominium Association at least 10 working days prior to scheduled occupancy date.

**Occupancy prior to final approval is prohibited.** Any owner who moves in a tenant into a home/lot without the association approval will be subject to an immediate legal action, which can result in eviction. All the maintenance assessments due to the association must be paid in full prior to application process.

If there are any questions not answered or left blank, this application will be returned to you unprocessed.



# Application for Rental

Building \_\_\_\_\_

Unit \_\_\_\_\_

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

Date of Birth \_\_\_\_\_

SS # \_\_\_\_\_

Driver's License \_\_\_\_\_

Street Address \_\_\_\_\_

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

Email \_\_\_\_\_

Phone \_\_\_\_\_

I hereby agree for myself and any person who may use my unit to abide by the rules and regulations of the Association. I will also abide by restrictions which are or may in the future be imposed by the Association. I am aware that if I choose to rent my property that I must request, complete, and return a renter's package to the condominium association.

Signature \_\_\_\_\_

Date \_\_\_\_\_



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Unit \_\_\_\_\_

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

Date of Birth \_\_\_\_\_

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Signature \_\_\_\_\_

Date \_\_\_\_\_



# Criminal History

Have you ever been convicted of and/or pled guilty or no contest to a felony or misdemeanor, regardless of whether jail time was served, or adjudication withheld?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you currently registered as a sex predator or sexual offender or charged with (an) offense(s) which may result in your registering as a sexual predator or offender, regardless of a No Contest or Not Guilty plea.

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you or anyone applying even been evicted or broken a rental lease agreement:

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



The association and its agents are hereby authorized to verify by reasonable means the application including criminal report. If the applicant(s) have made any false statements or misrepresentations the application will be rejected, and funds forfeited to Association. If the buyer refuses to enter said sale the sum paid will be retained by the Association.

\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
Date



# OASIS AT PEARL LAKE

## PET REGISTRATION

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

Resident's Name: \_\_\_\_\_ Unit: \_\_\_\_\_

Unit owner/tenant will provide the association with photograph of pet and proof of vaccinations. Please complete one form per pet, limit of 2 pets per residence.

### **Pet Information:**

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

Species and breed: \_\_\_\_\_

Weight: \_\_\_\_\_ Age: \_\_\_\_\_

Color of pet: \_\_\_\_\_

Resident's signature: \_\_\_\_\_

Provide a picture of your pet with this application.



## ACCESS GATE ADDENDUM

Owner and Management does not promise, warrant, or guarantee the safety or security of resident or his/her personal property against the criminal actions of other residents or third parties. Each resident has the responsibility to protect himself/herself and to maintain appropriate insurance to protect his/her belongings. Resident should contact an insurance agent to arrange appropriate fire and theft insurance for their vehicles and other personal property.

No security system, courtesy patrol, or access gate can guarantee protection against crime. Access gates are frequently subject to mechanical malfunction, tampering, and damage and can be defeated or avoided. Residents are to notify the office of any malfunction. Residents are not to tamper or attempt to fix the gates in fashion. Residents will not allow passage through the gates or any vehicle unknown to them.

Access gates are employed at this community, no representation is being made that they will be effective to prevent injury, theft or vandalism or even be operational. Therefore, Management does not warrant that any access gate will discourage or prevent breaches of security, intrusions, thefts or incidents of violent crime. Further, Management reserves the right to reduce, modify or eliminate any access gate at any time. Resident agrees that such action shall not be a breach of any obligation or warranty on the part of Management.

### ACKNOWLEDGEMENT BY RESIDENT

I have read, understand and agree with the above notice. **I have received no representations or warranties, wither expressed or implied, as to any access gates, or guarantee that the condominium community was or will be free from crime.** The responsibility for protecting me, my property, my family, quests and invitees from acts of crime is the sole responsibility of myself and law enforcement agencies.

I agree to release and hold harmless Management from claims arising out of criminal acts of other residents and third parties. I agree that Management shall not be liable to me based upon any claim that security was not provided, or access gates failed. I agree that under no circumstances will I be entitled to withhold rent or receive any rent abatement in the event any access gate is not functional or fails. I acknowledge that the foregoing shall also be binding upon my heirs, successors and assigns.

This document contains the entire agreement with respect to its subject matter. Management representatives have not authority except when in writing and signed, to make changes or modifications in the terms of this document.

RESIDENTS Signature(s):

\_\_\_\_\_

\_\_\_\_\_

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

Unit#: \_\_\_\_\_



# VEHICLE REGISTRATION

Parking Permit #: \_\_\_\_\_

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

Unit#: \_\_\_\_\_

Three (3) digit code: \_\_\_\_\_

All motorized vehicles parked on the property must comply with the following community policies:

1. Parking permits will be issued only to resident listed on the lease agreement and it must match your vehicle registration.
2. Any vehicle(s) within the boundaries of the property found to be in an inoperable condition, or illegal to operate, will be towed at the owner's expense. Inoperable condition includes, but is not limited to, flat or missing tire(s), mechanical problem(s), (i.e. motor will not start, drive train problem, no brakes), or damage from collision. Illegal to operate includes but is not limited to a broken windshield or headlamp, no current registration, no current emission approval (if applicable) or no current license tags.
3. The storage of resident/non-resident vehicle(s) is strictly prohibited. If not immediately removed, the vehicle(s) will be towed at owners' expense.
4. All vehicles are to be maintained with legal license plates, vehicle registration approved emission test (where applicable) and insurance as required by State Law.
5. While driving vehicle(s) on community property, the music coming from the radio and/or stereo system associated with such vehicle must be off or at low enough level, whereby the music cannot be heard beyond the vehicle.
6. Do not double park, this will cause for your vehicle to be towed.
7. Visitors must park in the designated visitor parking spaces. Please note visitor parking is not permanent parking. If the vehicle is parked for more than 5 consecutive days in visitor this will be an automatic tow. Stop by our office to register your vehicle and avoid being towed at owners' expense.
8. Parking area by the clubhouse is for residents only with parking permit. If you park in this area without the proper parking permit you will be towed.
9. If you have a rental vehicle, please make sure to park in a visitor parking but do not park more than 5 consecutive days

\_\_\_\_\_  
Residents signature

\_\_\_\_\_  
Resident signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date





GATE CARD REGISTRATION

Gate cards will be assigned to residents at the time of purchase. The cost for each gate card is \$50.00 or the clicker is \$75.00.

Gate Card #: \_\_\_\_\_

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

Unit#: \_\_\_\_\_

Three (3) digit code: \_\_\_\_\_

- Gate cards will be programmed by office staff at the time of purchase but prior to moving in.
- A three (3) digit code will be assigned to each gate card.
- Visitors will dial the three (3) digit code at call box.
- Resident will answer the call and press **9 for the left side** of the gate or **5 for the right side** of the gate.
- You will hear a BEEP after you have pressed the above number if you do not hear a BEEP just press the 9 or 5 once again to open the gate for your guest.
- Please do not tailgate, if the gate arm or gate is damaged you will be responsible for the repairs.
- There are cameras in front of the gate.

The Oasis at Pearl Lake Condominium Association

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

