

ST. CROIX ASSOCIATION
UNIT OWNER LEASE APPLICATION PACKAGE

1. ALL UNIT OWNERS/RENTAL AGENCY MUST PICK UP AND COMPLETE A LEASE APPLICATION PACKAGE FOR EACH PROSPECTIVE RENTER(S), UNLESS HUSBAND AND WIFE OR PARENT AND CHILD.
2. THE ASSOCIATION MUST REVIEW AND APPROVE ALL LEASE APPLICATIONS PRIOR TO RENTER MOVING IN TO A UNIT. A PERSONAL INTERVIEW WITH THE BOARD MAY BE REQUIRED.
3. AN APPLICATION FEE OF \$ 100.00 DOLLARS PER ADULT APPLICANT, UNLESS HUSBAND AND WIFE OR PARENT AND CHILD, MUST BE SUBMITTED WITH THE APPLICATION AT LEAST 20 DAYS PRIOR TO THE MOVE IN DATE.
4. A COPY OF THE SIGNED LEASE AND THE APPROVED LEASE ADDENDUM MUST BE INCLUDED WITH THE APPLICATION, ALONG WITH THE COMPLETED OWNER/RENTAL AGENCY CHECKLIST.
5. THE FOLLOWING ARE GUIDELINES FOR APPLICATION APPROVAL:
 - A. ALL ASSESSMENTS AND WATER BILLS MUST BE CURRENT AT THE TIME THE APPLICATION IS CONSIDERED.
 - B. THE OWNER MUST HAVE A GOOD HISTORY WITH PAST RENTERS FOR THEIR UNIT.
 - C. THE REAL ESTATE COMPANY OR RENTAL AGENT HANDLING THE LEASING TRANSACTION ON BEHALF OF THE UNIT OWNERS MUST HAVE A GOOD HISTORY OF SCREENING LESSEE APPLICATIONS AND FOLLOWING THE APPLICATION PROCEDURES OF THE ASSOCIATION.
 - D. THE APPLICATION MUST NOT SHOW INFORMATION THAT THE PERSON SEEKING APPROVAL WILL CONDUCT HIMSELF IN A MANNER INCONSISTENT WITH THE COVENANTS AND RESTRICTIONS APPLICABLE TO THE CONDOMINIUM
 - E. THE APPLICANT MUST NOT HAVE ANY PREVIOUS FELONY CONVICTIONS INVOLVING VIOLENCE TO PERSONS OR PROPERTY, A FELONY INVOLVING SALE OR POSSESSION OF A CONTROLLED SUBSTANCE OR A FELONY DEMONSTRATING DISHONESTY OR MORAL TURPITUDE.
 - F. THE APPLICANT MUST NOT SHOW EVIDENCE THAT THERE COULD BE A STRONG POSSIBILITY OF FINANCIAL IRRESPONSIBILITY.
 - G. THE APPLICANT'S RESIDENCY HISTORY MUST SHOW THAT DURING THE PREVIOUS OCCUPANCY IN THIS CONDOMINIUM OR ELSEWHERE, HAS NOT EVIDENCED AN ATTITUDE OF DISREGARD FOR THE ASSOCIATION RULES.
 - H. IF THE APPLICANT PROVIDES FALSE OR INCOMPLETE INFORMATION TO THE BOARD AS PART OF THE APPLICATION PROCEDURE OR THE REQUIRED FEES ARE NOT PAID, THE APPLICATION MAY BE REJECTED.
 - I. THE UNIT CAN NOT BE LEASED MORE THAN 4 TIMES PER YEAR OR FOR A PERIOD OF LESS THEN 30 DAYS.
 - J. RENTERS ARE NOT ALLOWED TO HAVE PETS PER THE ASSOCIATION DOCUMENTS

THE REASON FOR THE ASSOCIATION TO REVIEW AND APPROVE APPLICATIONS IS TO HELP INSURE THAT ALL RENTERS WILL ABIDE BY THE RULES AND REGULATIONS AND HELP INSURE THAT ALL RESIDENTS MAY PEACEABLY ENJOY THEIR UNIT.

APPLICATION PACKETS MAY BE OBTAINED AT THE ONSITE OFFICE. COMPLETED APPLICATIONS MAY BE RETURNED OR MAILED TO THE ONSITE OFFICE AT: 4600 ST.CROIX LANE NAPLES, FLORIDA 34109. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE MANAGEMENT OFFICE DURING NORMAL OFFICE HOURS MONDAY – FRIDAY FROM 9AM AND 6PM AT 239-593-3434.