

The Palms Club

Application Fee: \$45.00 per applicant

Administration Fee: \$54.00

Refundable Security Deposit: Based on credit

Range: \$350.00 up to \$2,060.00

Holding Fee: \$250.00

Paid upon approval; applied to security deposit at move-in.

Non-refundable if move-in date is cancelled.



NON-NEGOTIABLE PET POLICY

- 2 (TWO) Pets Maximum per household
- NO aggressive breed dogs or mixes of any aggressive breed dogs
(This includes but is not limited to; American Pit Bull Terriers, American Staffordshire Terriers, Staffordshire Bull Terriers, Rottweilers, Doberman Pinchers, or any mix of these breeds, etc.)
- An official copy of each pet's most current vet/shot records MUST be on file prior to move-in
- A photograph of each pet MUST be on file prior to move-in.
- Pets MUST be on a leash at all times. Failure to do so can result in fines up to a \$100 for each infraction and are imposed by the Cobblestone at Eagle Condo Association.
- Owner is responsible for picking up pet waste. Pet waste receptacle bins are placed throughout the community, and pet waste bags are provided to the residents free of charge in the leasing office. Failure to do so can result in fines up to a \$100 for each infraction and are imposed by the Cobblestone at Eagle Condo Association.

NON-REFUNDABLE PET FEES

- Per pet and dependent of pet's weight (**40lb maximum**)
- **All cats less than 40lbs:** \$200.00/ea.
- **Dogs less than 30lbs:** \$250.00/ea.
- **Dogs more than 30lbs and up to 40lbs:** \$400.00/ea.
- Pet fees are due at time of move-in and are non-refundable.
- Tenant is responsible for all applicable pet fees for any new pets (after move-in date) upon getting the new pet.

Animal # 1 _____

Animal Name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____

Age: _____

Date of last rabies shot: _____

License No.: _____

City of License: _____

Housebroken: _____

Animal Owner: _____

Animal # 1 _____

Animal Name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____

Age: _____

Date of last rabies shot: _____

License No.: _____

City of License: _____

Housebroken: _____

Animal Owner: _____

Prospective Resident

Date

Prospective Resident

Date

QUALIFICATION GUIDELINES

Welcome to The Palms Club. Larkspur Properties, LP, is pledged to the letter and the spirit of the U.S. Policy for the achievement of Equal Housing Opportunity throughout the nation. It is the policy of Larkspur Properties, LP to adhere to the Fair Housing Act, which prohibits discriminatory housing practices, based on color, religion, sex, handicap, familial status, or national origin.

Please note these are the current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect: additionally, our ability to verify whether these requirements are met is limited to the information we receive from various resident reporting services.

Rental Criteria:

- A rental application must be completed for each individual age eighteen (18) or over, including guarantors if required. A fee of \$45.00 per application will be due prior to processing any application.
- Applicant's gross monthly income must be verifiable and meet or exceed 3 times the monthly rent.
- Applicants must have verifiable employment and/or income history. Self-employed persons must provide a copy of the prior year's tax return. Unemployed applicants must provide documentation regarding sources of income, e.g.-social security, pension, savings, or interest. Copies of all documentation will be retained in the lease file.
- Applicants should have a verifiable rental/mortgage history. Applicants with negative resident history – outstanding debt to a rental community/landlord or eviction from a rental communication – will be denied.
- Applicants should have a favorable credit history. Favorable credit history is no credit or more positive credit than negative. All outstanding obligations will be considered. Any applicant with an unfavorable credit history will be denied.
- Any applicants who have been determined to have criminal conviction or current indictment for possessions, sale, manufacture or distribution of controlled substances, prostitution, theft, burglary, felony, fraud, or for any crimes involving firearms or crimes against persons or property will be denied residency or occupancy.

Management reserves the right to add or delete any or all of the above guidelines and qualifications.

I have read and understand the Qualification Guidelines for The Palms Club.

Prospective Resident

Date

Prospective Resident

Date

APPLICATION FOR CONDOMINIUM RENTAL

NOTE: This ENTIRE application must be completed or it may not be considered for acceptance. Please read and sign the Qualification Guidelines prior to completing the application. All applicants over 18 years of age must submit separate applications.

Unit #: _____ Desired Move-In Date: Earliest: _____ Latest: _____

Rental Rate: \$ _____ Lease Term: _____

Special Provisions: _____

Last Name: _____ First Name: _____ M.I.: _____

Sr./Jr.: _____

SSN: _____ Date of Birth: _____ DL #: _____ State: _____

Mobile Phone#: _____ Work Phone#: _____

Email Address: _____

Best time & preferred way to contact you: _____

How did you learn about our community? : _____

Do you have any pets? Yes No Breed(s): _____ - _____ Weight: _____ - _____

Occupants:

Name: _____ Relationship: _____ Sex: _____ DOB: _____ SSN: _____

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Name: _____ Relationship: _____ Sex: _____ DOB: _____ SSN: _____

Name: _____ Relationship: _____ Sex: _____ DOB: _____ SSN: _____

Housing Information

Present Address: _____ City: _____ State: _____ Zip: _____

How long have you lived there?: _____ Rent: _____ Landlord: _____

Landlord's Phone: _____ Landlord's Fax: _____

Reason for moving: _____

APPLICATION FOR CONDOMINIUM RENTAL

Housing Information

Previous Address: _____ City: _____ State: _____ Zip: _____

How long have you lived there?: _____ Rent: _____ Landlord: _____

Landlord's Phone: _____ Landlord's Fax: _____

Reason for moving: _____

Employment Information

Present Employer: _____ Address: _____

City: _____ State: _____ Zip: _____

How long: _____ Position: _____ Supervisor: _____

Supervisor's Phone: _____ Human Resources Phone: _____

Salary: _____ per: _____

Present Employer: _____ Address: _____

City: _____ State: _____ Zip: _____

How long: _____ Position: _____ Supervisor: _____

Supervisor's Phone: _____ Human Resources Phone: _____

Salary: _____ per: _____

Vehicle Information

Vehicle(s)/Recreational #1 (Make, Model, Color, Year): _____

License Plate #1: _____ State: _____

Vehicle(s)/Recreational #2 (Make, Model, Color, Year): _____

License Plate #1: _____ State: _____

Emergency Contact Information

Name: _____ Address: _____

City: _____ State: _____ Zip: _____

Work Phone: _____ Home Phone: _____ Relationship: _____

Have you, your spouse, or any occupant listed in this application ever been: evicted, filed bankruptcy, been arrested for a felony or a sex crime?

Please date and list each: _____

APPLICATION FOR CONDOMINIUM RENTAL

I understand that this application for an apartment is subject to acceptance or denial. I hereby state that the information set forth above is true and complete, and authorize verification of this information and references given including the investigation of a professional credit check, arrest/convictions record and background check for all applicants. Should any statement made above be a misrepresentation or untrue the application will be immediately declined and the application fee will be retained as compensation to the agent for holding the apartment off the market.

I have submitted the sum of **\$45.00**, which is a **non-refundable application fee** for a credit check and other processing costs of this application. This sum is not a rental payment or security deposit and will be retained by Larkspur Properties, LP to cover the cost of processing the application whether my application is accepted or not.

I have submitted the sum of **\$54.00**, which is a **non-refundable administration fee**, but not the application fee. If I cancel after 72 hours, or fail to enter into a rental agreement, I understand all fees will be forfeited. I understand I will be charged rent from the agreed upon move-in date.

I hereby consent to allow Larkspur Properties, LP, through its designated agent and its employee(s), to obtain and verify my credit information for the purpose of determining whether or not to lease an apartment to me. I understand, should I lease an apartment, Larkspur Properties, LP and its agent shall have the continuing right to review my credit information, rental application, payment history, and occupancy history for account review purposes and for improving application review methods.

Applicant Signature

Date

Leasing Specialist

Date

FOR OFFICE USE ONLY

Unit #: _____ Unit Type: _____ Applicant Last Name: _____

Person Accepting Application: _____

Person Processing Application: _____

Date the applicant(s) was notified by phone, letter, or in person of acceptance or non acceptance: _____

Name of applicant who was notified: _____

Name of owner's representative who notified applicant above: _____

THE PALMS CLUB

WOULD LIKE TO WELCOME YOU HOME!

Utility Companies

Internet and Phone Service

Bright House

(407) 291-2500

** Cable service is provided through Bright House and is inclusive of rent.*

Your new address: _____ **Metrowest Blvd. # _____ Orlando, Florida 32811**

Orlando Utility Company

(407) 423-9018

Account Number: _____

Please bring the account number for OUC (Orlando Utility Company) with you on moving day. You will need to bring this account number with you in order to receive keys.

The Palms Club

Orange County School Zone

Eagle's Nest Elementary

(407) 521-2795

Pre-Kindergarten – 5th Grade

Chain of Lakes Middle School

(407) 909-5400

6th – 8th Grade

Dr. Phillips High School

(407) 355-3200

9th – 12th Grade