



WATER GLADES

RENTAL APPLICATION MARKUP #1 ->

(APPLICATION FEE, SECURITY DEPOSIT AND LEASE MUST ACCOMPANY THIS APPLICATION AT TIME OF SUBMISSION. APPLICATIONS MAY TAKE UP TO **30 DAYS** FOR APPROVAL)

Tower #: _____ Unit #: _____ Space #: _____

Date: _____ Owner: _____

Prospective Tenant Name(s): _____

Prospective Tenant Phone: _____

Prospective Tenant Email: _____

Agent’s Name: _____ Phone Number: _____

Lease Dates: From: _____ To: _____

Documents/Acknowledgement Required:	Date Received:
1. Completed Rental Application	_____
2. Application Fee (\$150.00 per person or married couple) check or money order <u>only</u> . Made out to Water Glades Tower 100, 200 or 300	_____
3. Security Deposit from Owner (\$1,500.00) check or money order <u>only</u> Made out to Water Glades Tower 100, 200 or 300	_____
4. Completed lease which must include that the tenant agrees to sign and abide by all POA and Tower Rules and Regulations	_____
5. Vehicle Registration Form. Only one car is permitted per unit and you may park <u>ONLY</u> in the unit’s assigned parking space (unless that unit specifically has two spots.) There is no owner or tenant parking allowed in any guest spot! <i>(Subject to Tow at Owner’s Expense)</i>	_____
6. Authorization for Background/Credit Screening Sent to Fidelity: _____ Returned from Fidelity: _____	_____
7. Copy of Valid I.D., i.e. Driver’s License, Passport	_____
8. No Pets Are Allowed for <u>Any</u> Rental in <u>Any</u> Building	_____
9. Pre-move in orientation meeting (Committee Notified)	_____
10. Must notify office at least 48 hours prior to any move or major delivery	_____

11. *Article XVI, Section A* of the Amendment to the Declaration of Condominium where it states that each unit may be used and occupied only for residential purposes and for no other purpose. The maximum number of occupants living in a Unit shall be as follows: **1 Bedroom = 2 people, 2 Bedrooms = 4 people, 3 Bedrooms = 6 people.**

Approved By (Board of Directors)

Date

☐ Entered Tops/ABDI

☐ Master Parking Space Log

☐ Vehicle Registration Log

☐ Rental/Resale Log

☐ Update emails/website

☐ Update files/fobs/call box

☐ Notified Owner/Realtor w/COA

☐ Notify Welcome Committee



MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. N/A (p. 1): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & Fla. Stat. § 760.27

Statutory Comparison: Under federal Fair Housing Act regulations and Florida Statute § 760.27, associations cannot apply pet restrictions, breed bans, weight limits, or pet fees to an individual with a disability who requires a service or emotional support animal.

CURRENT WORDING IN DOCUMENT:

WATER GLADES RENTAL APPLICATION (APPLICATION FEE, SECURITY DEPOSIT AND LEASE MUST ACCOMPANY THIS APPLICATION AT TIME OF SUBMISSION. APPLICATIONS MAY TAKE UP TO 30 DAYS FOR APPROVAL) Tower #: _____ Unit #: _____ Space #: _____ Date: _____ Owner: _____ Prospective Tenant Name(s): _____ Prospective Tenant Phone: _____ Prospective Tenant Email: _____ Agent's Name: _____ Phone Number: _____ Lease Dates: From: _____ To: _____ Documents/Acknowledgement Required: Date Received: 1. Completed Rental Application 2. Application Fee (\$150.00 per person or married couple) check or money order only. Made out to Water Glades Tower 100, 200 or 300 3. Security Deposit from Owner (\$1,500.00) check or money order only Made out to Water Glades Tower 100, 200 or 300 4. Completed lease which must include that the tenant agrees to sign and abide by all POA and Tower Rules and Regulations 5. Vehicle Registration Form. Only one car is permitted per unit and you may park ONLY in the unit's assigned parking space (unless that unit specifically has two spots.) There is no owner or tenant parking allowed in any guest spot! (Subject to Tow at Owner's Expense) 6. Authorization for Background/Credit Screening Sent to Fidelity: _____ Returned from Fidelity: _____ 7. Copy of Valid I.D., i.e. Driver's License, Passport 8. No Pets Are Allowed for Any Rental in Any Building 9. Pre-move in orientation meeting (Committee Notified) 10. Must notify office at least 48 hours prior to any move or major delivery

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3601 et seq.) and Fla. Stat. § 760.27.