

The Retreat at Seabranh Homeowners Association, Inc.

ADVANTAGE PROPERTY MANAGEMENT
1111 SE Federal Hwy, Suite 100, Stuart FL 34994
772-334-8900 | advantagepm@advpropmgt.com

LEASE APPLICATION INSTRUCTIONS

The following items must be completed and/or submitted to Advantage Property Management:

- Copy of Fully Executed Lease Agreement
- Lease Application to be completed in full and legible
- Signed Acceptance of the Rules & Regulations
- Copy of Driver License(s)
- A non-refundable application fee of \$150.00 made payable to ***The Retreat HOA***
- A non-refundable processing fee of \$125.00 made payable to ***Advantage Property Management***

NOTE:

Minimum term of lease is four (4) months.

All applications must be submitted in full. If not, this will delay the approval process.

Applications take a minimum of 14 business days for processing. Please submit your application to us in a timely manner to avoid a delay. ***A Lease is not approved until a Certificate of Approval has been issued.***

Please ensure that two (2) FOB access keys have been turned over to the new tenants. If not, the new resident will be charged \$50.00 per FOB, maximum of two (2) FOBS per residence.

Realtor Signage, Open house Signage and or Balloons are not permitted on the property.

Submit the entire package to:

The Retreat at Seabranh HOA, Inc.
c/o ADVANTAGE PROPERTY MANAGEMENT
1111 SE Federal Hwy, Suite 100, Stuart FL 34994

Applications will not be accepted via fax or email. If an application is submitted incomplete, it will not be accepted or processed until all the required information, signatures, fees, etc. are received.

Updated: 1/5/2023

The Retreat at Seabranh Homeowners Association, Inc.

CHECKLIST FOR LEASE APPLICATION – Please Print

Property Address: _____

Term of Lease: _____

General Submission requirements:

- Completed Lease Application
- Fully executed Lease Agreement
- Signed acceptance of the Rules & Regulations Form
- A non-refundable application fee of \$150.00 made payable to *The Retreat HOA*
- A non-refundable processing fee of \$125.00 made payable to *Advantage Property Management*
- Copy of Driver License(s)
- Owners Realtor Information:
 - Company Name: _____
 - Address: _____
 - Contact #: _____
 - Email: _____
- Lessee Realtor Information:
 - Company Name: _____
 - Address: _____
 - Contact #: _____
 - Email: _____
- Certificate of Approval for delivery options: (Mark "X" by delivery option)
 - _____ Email Copy to Realtors
 - _____ Email Copy to Owner
 - _____ Mail Original to: _____

I/We certify that the information requested above and contained in this application is provided for membership with The Retreat POA. I/We acknowledge receipt of a copy of the Declaration of Covenants and Conditions, Articles of Incorporation, Bylaws and Rules and Regulations of The Retreat Homeowners Association from the owner. I/We have read these documents and agree to abide by them. Failure to comply with terms and conditions thereof shall be a material default and breach of the lease agreement.

Applicant Signature

Date

Co-Applicant Signature

Date

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LEASE APPLICATION – *Please Print*

PROPERTY ADDRESS: _____

TERM OF LEASE: _____

CURRENT HOMEOWNER INFORMATION (LANDLORD): *(all information must be printed and legible)*

Name of Owner: _____

Address of Owner: _____

Owner Phone Number: _____ Email: _____

APPLICANT(S) INFORMATION (LESSEE):

Applicant Name: _____

Applicant Present Phone Number: _____ Cell: _____

Applicant Present Address: _____

Applicant Email Address: _____

Current Employer & Address of Applicant: _____

Co-Applicant Name: (Listed on Lease Agreement): _____

Co-Applicant Present Phone Number: _____ Cell: _____

Co-Applicant Present Address: _____

Applicant Email Address: _____

Current Employer & Address of Applicant: _____

The Retreat at Seabranh Homeowners Association, Inc.

OCCUPANTS: (OTHER THAN THE APPLICANTS)

<i>NAME</i>	<i>RELATIONSHIP</i>	<i>AGE</i>	<i>TELEPHONE NUMBER</i>

PETS:

Yes [] No [] *If yes, list Name, Breed, Age, Color and Sex*

<i>NAME</i>	<i>BREED</i>	<i>AGE</i>	<i>COLOR</i>	<i>SEX</i>

VEHICLE INFORMATION:

ASSOCIATION RULE: Trucks, Motorcycles, Boats, Vans and Commercial Vehicles must be parked within the garage and may not be parked in the driveway. ***All pick-up trucks, regardless of size are permitted to be parked in the driveway as long as it has a full bed cap on the back with windows and no commercial markings or ladder racks. If not, the pick-up truck must be garaged at all times. Covers over the bed of the truck does not negate this rule.***

NOTE: *Pictures (front, back & side) are required for any pickup truck listed below.*

<i>MAKE</i>	<i>MODEL</i>	<i>YEAR</i>	<i>STATE</i>	<i>LICENSE PLATE #</i>

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Acknowledgement of Association Rules & Regulations & Governing Documents

TENANTS(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING:

I/we have received from the Property Owner a copy of all the deeded Documents, Rules and Regulations as amended, or as may be promulgated hereafter by the Board of Directors. I/we understand that I/we are moving into a deed restricted community. I/we have read, understand, and agree to abide by said Documents, Rules, and Regulations of **THE RETREAT AT SEABRANCH HOMEOWNERS ASSOCIATION, INC.**

Applicant: _____
(Signature)

Co-Applicant: _____
(Signature)

Applicant: _____
(Print Name)

Co-Applicant: _____
(Print Name)

Date: ____/____/____

Date: ____/____/____