

La Maison Club, Inc.
3450 Gulf Shore Blvd. North
Naples, Florida 34103
Office (239)261-0527
Fax (239)403-9655

SEASONAL LEASE APPLICATION

Section 13.1 of the Second Amended and Restated Declaration of Condominium of La Maison Club, a Condominium, requires that the owner give to the Board of Directors thirty (30) days written notice of intent to lease.

The prospective Lessee will be advised by the Association office within a thirty (30) day period from the date of application, of whether this application has been approved. This Application must be signed by the Applicant and by the Realtor or other person who acted as Rental Agent for the Unit Owner.

I, _____ hereby apply for approval to lease Unit # _____ at La Maison Club, a Condominium, for the period beginning _____ and ending _____. A complete copy of the signed Lease is attached.

My address is:

My home phone is:

My cell phone:

My Date of Birth is:

My Social Security Number is:

My e-mail address is:

I understand and agree that the Association, if it approves this lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violation by a lease-holder and their guests, of provisions of the Governing Documents of La Maison Club, including the By Laws and the La Maison Club House Rules. The acceptance for lease of an apartment at La Maison Club, Inc. is conditioned in part upon the truth and accuracy of this application and upon the approval of the Association. Any misrepresentation or falsification of the information on these forms will result in the automatic Disqualification of my application. Occupancy prior to the Association's approval is prohibited. The following agreement is contingent upon the approval of the La Maison Club Inc. or their representation.

The OWNER agrees to lease to the TENANT the following described property in Collier County State of Florida: LOCATED AT 3450 Gulf Shore Blvd., North, Apt. # _____ Naples, FL 34103.

RENTAL RATE: \$ _____ per month, plus _____% sales and tourist tax.

DURATION: Beginning at _____ o'clock (AM, PM) on the _____ day of _____ 20_____

Ending at _____ o'clock (AM, PM) on the _____ day of _____ 20 _____.

Enclosed is \$100 for a non-refundable transfer fee to La Maison Club Inc.

Enclosed is \$10 for an annual parking sticker.

I agree _____do not agree _____to allow my name, rental unit number, tel. phone number and e-mail to be available to the La Maison community for the time of the rental. This information is to make socializing and communication easier and equivalent information about owners is available to lessees.

I understand that the Board of Directors of La Maison Club, Inc. will allow no more than six people (including children under 18) in an apartment. _____ Please initial

I understand that the entire property of La Maison is smoke free. Smoking is not allowed inside of the rented unit or anywhere on the grounds of La Maison. _____ Please initial

La Maison documents restrict rental units to use as a single residence only. Please state the name and relationship of all other persons other than the applicant(s) who will be occupying the unit for one night or more during the duration of the rental.

Please give the dates of arrival and the dates of departure.

Adults (over age 18):

Name: _____ Date of Arrival: _____ Date of Departure _____

Names and ages of children (under 18) who will occupy unit:

Name and Age: _____ Date of Arrival: _____ Date of Departure _____

In case of emergency notify:

Address and Phone:

Have you ever seasonally resided or rented in Florida before? _____ If yes, please state the name, address and dates of residency.

Name of Complex _____ Name of Landlord _____

Address _____ Phone number: _____

Date of Seasonal Rental _____ Email Address _____

1. I hereby agree for myself and on behalf of all persons who may use the apartment, which I seek to lease, that I will abide by all of the restrictions contained in the Rules and Regulations which are, or may be in the future, imposed by La Maison Club. I further agree that I will not sublet the apartment, and I will remain in residence anytime I have guests staying in the apartment.

2. I have received a copy of the La Maison House Rules and will abide by them. I will attend the required orientation/social meeting for new lessees when I arrive at my leased unit.

3. I will receive an assigned parking space and sticker that I will attach it to the rear bumper of my car. I will inform the manager a week prior of any overnight guest parking I may need in order to get the required guest parking sticker. I understand that all guests, day or overnight, must park in a guest parking spot and that an overnight car without a sticker may be towed.

4. I understand that there is a restriction on pets and that I may not bring a pet, nor may any guest, visitor, or tenant bring a pet into La Maison Club, nor acquire one, either temporarily or permanently, after occupancy.

5. La Maison Club Inc. may cause to be instituted an investigation of my background as the committee may deem necessary. Accordingly, I specifically authorize the Association to make such investigation and agree that the information contained in this application may be used in such investigation, and that La Maison Club, Inc. itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Association. **In addition, I may be required to participate in an interview either face-to-face or via the internet as a requirement for approval of this lease.** In making the foregoing application, I am aware that the decision of La Maison Club, Inc. will be final and no reason will be given for any action taken by the Association and/or the Board of Directors. I agree to be governed by the determination of La Maison Club, Inc. or the Board of Directors.

Signature of Tenant(s): _____ Date: _____

I WILL ABIDE BY THE HOUSE RULES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- Guest Registration
- Noise
- Pool Rules
- Beach Sand
- Porches & Balconies
- Exercise Room Release Form
- Docks
- Garbage Disposals
- Courtyard/Pool Area
- Grille
- Car Registration

Signature of Tenant (s) _____

DATE _____

NOTE TO OWNER:

We request that you:

- Make sure you AND your lessee have a fully signed copy of this agreement;
- Provide your lessee with the House Rules.
- Provide the tenant with a clean unit, furnished to the standards laid out in the new La Maison Declaration of Condominium, sections 11.2 and 11.3 and maintained during the period of the rental to those Declaration standards: e.g. appliances will be up to date, working, and repaired promptly.
- Ensure that the tenant has access to a working phone; wi-fi; and HD TV.
- Enable the tenant's car to occupy the space assigned to the unit.

Should the La Maison manager be required to deal with problem due to a lack of response from the owner/realtor, and it is above and beyond what would be considered the manager's normal duties, a service fee up to \$500 may be assessed to the owner. Multiple problems during a rental may jeopardize future rental of that unit.

Signature of Unit Owner:

Date

LEASING AGENT (if Applicable):

As the rental agent for the unit owner, the undersigned agree to be responsible for immediate correction or prevention of any violations by the tenants of the rules of La Maison Club, including termination of the lease and the removal of the tenant.

Rental agent signature _____ Date _____

In making the foregoing application, I am aware that the decision of La Maison Club, Inc. will be final and no reason will be given for any action taken by the Association and/or the Board of Directors. I agree to be governed by the determination of La Maison Club, Inc. or the Board of Directors.

APPLICATION APPROVED

DISAPPROVED

DATE:

BY:

OFFICER OR DIRECTOR