

Stonegate at Ayersworth Glen, Phase 2A
c/o Arkham Services LLC
PO Box 5129, Sun City Center, FL 33571
800-235-1478

Approval Agreement for Rental/Lease

ATTENTION: Proper fee (check or money order) must accompany this completed Agreement and submitted to the office of Arkham Services.

- 1. A Rental Fee of \$150.00 per applicant (18 years old or over)**
- 2. \$200.00 deposit for rent/lease Made payable to Stonegate HOA**
- 3. The deposit will be used to pay fines against the property, abatements to the home, and to protect against damages to the Common Elements or other association property, should damages or cleaning be the result of an act or failure to act on the part of the home owner or lessee at any time during the term of the lease. The home owner will be notified if the deposit is used. If unused, the deposit will be returned to the home owner on record or may be retained for future tenant(s).**
- 4. Minimum rental period is twelve (12) months.**

I. Name of Owner (s): _____ (the "Owner")

Name of Tenant (s): _____ (the "Tenant")

Rental Address: _____

Additional Tenant names: _____

Please select one:

____ Lessee(s) under a written agreement From _____ To _____
____ Lessee(s) under an oral agreement From _____ To _____

II. The undersigned agree and acknowledge that the home is intended for single family use only and the names and ages of the individuals who shall be residing in the subject home upon transfer are as follows:

Name Age	Name Age
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Name Age	Name Age
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Name Age	Name Age
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- III. The Tenant and Owner consent and agree that the Tenant is obligated to comply with the Declaration of Covenants for Stonegate at Ayersworth Glen. Articles of Incorporation, Bylaws, and Rules and Regulations pursuant to the Association's governing documents and Florida law and consent and agree to comply with all the foregoing documents at all times. _____ (Initial)
- IV. The Tenant and Owner consent and agree that in addition to any remedies available to the Association pursuant to the Association's governing documents and Florida law, in the event the Tenant breaches a provision of the Declaration of Covenants for Stonegate at Ayersworth Glen, bylaws, Rules and Regulations or other governing document, the Association shall have the express right to evict the Tenant if it so elects, on behalf of the Owner and shall have all legal rights afforded to the Owner in said eviction. Owner expressly agrees that he or she shall be responsible for any and all attorneys' fees and costs associated with such an action whether suit is filed or not or whether the Association prevails or not. _____ (Initial)
- V. The Owner and Tenant expressly consent and agree that if the Owner becomes delinquent or is delinquent in the payment of any dues, assessment or fine owed to the Association, that the Association shall have the right to contact Tenant regarding said delinquency. Furthermore, Tenant and Owner expressly consent and agree that if the Owner becomes delinquent or is delinquent in the payment of any dues, assessment or fine for more than thirty (30) days that the Tenant shall pay Tenant's rent directly to the Association to be credited towards owner's unpaid dues, assessment, rent or unpaid fees and cost associated with said delinquency. _____ (Initial)
- VI. The Tenant and Owner agree to notify the Association of any change in the occupancy of the home. _____ (Initial)
- VII. The Tenant and Owner state that the information contained in this Agreement is true and correct and that any intentional misrepresentation shall be the basis for automatic disapproval of the Agreement by the Association's Board of Directors or eviction as set forth in Paragraph IV above. _____ (Initial)
- VIII. The Tenant and Owner agree to provide any further information that may be reasonably requested by the Association. _____ (Initial)
- IX. If the lease is extended or renewed, the Tenant and Owner agree that they will notify the Association c/o Arkham Services within ten (10) days prior to the lease expiration. _____ (Initial)

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The Tenant, Owner and Association agree that in consideration of the mutual promises contained herein and other good and valuable consideration the receipt and sufficiency is hereby acknowledged that the Tenant, Owner and Association agree to the foregoing.

Owner

Owner

Date

Date

Printed Name of Owner

Printed Name of Owner

Signature of Tenant

Signature of Tenant

Date

Date

Printed Name of Tenant

Printed Name of Tenant

Phone Number

Phone Number

Email

Email

Car Make/Model/Year

Car Make/Model/Year

License Plate

License Plate

Additional Tenant names and information may be provided on a separate sheet of paper.