



2654 Cypress Ridge Blvd. #101
Wesley Chapel, FL 33544
Office: 813.991.1116 Ext. 1007

BRIGHTON LANDING

Requirements for Submitting Applications

- **Non-refundable application fee** of \$100.00 per adult [*18 years and older*]. Payment must be in the form of check, money order, or cashier check. Payable to Brighton Landings.
- **Applications** must be fully completed. If it does not apply, then put a dash or N/A in that area.
- **Deposit** a \$500.00 fee must be included with the application Payment must be in the form of check, money order, or cashier check. Payable to Brighton Landings.
- **Lease Agreement** must be executed by all parties involved. Owner, or Owner Agent, and Lessees.
- **Gate Access** form must be fully completed. \$40.00 per gate fob, \$25.00 payment must be in the form of check, money order, or cashier check, separate from the app fee. Payable to Brighton Landings.
- **Submit** all documents to Inframark, IMS at the above listed address; attention Colette Fuller.

NOTE: Please keep in mind that Brighton Landings will not accept ANY previously pull background checks; i.e. Credit History, Criminal, or Eviction status. Approval process may take up to 15 days for Association Board approval.

CHECK LIST

- Completed and signed All-star Background Authorization
- Fully completed Brighton Landings application
- Security Deposit & Application fee
- Completed Gate Form and payment received
- Signed Resident Responsibility requirements
- Executed lease agreement by all parties: Owner, Owner Agent, and Prospective Lessees.
- Gate & Fob form with payment

Thank you in advance for your full cooperation when submitting your applications, If you have any questions regarding the above guidelines, please don't hesitate to contact me at colette.fuller@inframark.com or call 813.991.1116 ext. 1007.

BRIGHTON LANDING HOMEOWNERS ASSOCIATION, INC.
Single-Family Home Rental Application

Date: _____ Lease Term: _____

Address of rental property _____
Owner Name _____
Owner Mailing Address _____
Owner Home Phone Number _____ Owner Business Phone Number _____
Owner Fax Number _____ Owner Email Address _____
Length of Rental _____ Dates of Rental _____

APPLICANT INFORMATION

Name _____
Current Address _____
Previous Address _____
Previous Address _____
Previous Address _____
Previous Address _____
Previous Address _____
Previous Address _____

Married _____ Spouse's Name _____
Children? _____ How Many? _____ Ages? _____
Pets? _____ How Many? _____ What Kind? _____

YOUR EMPLOYMENT

Employer: _____
Employer Address: _____
Supervisor _____ Business Phone: _____
How Long on Present Job: _____

SPOUSE'S EMPLOYMENT

Employer _____
Employer Address: _____
Supervisor _____
How Long on Present Job: _____

REFERENCES (include name, address and phone numbers)

Brighton Landings Member Reference:

Personal References: _____
Do you intend to operate a business from the home? _____ If yes, what kind: _____

Do you own a commercial vehicle? _____ Describe: _____
Do you own a recreation Vehicle? _____ Describe: _____

Each home shall be occupied only by an owner or tenant, members of his or her family, overnight guests and professional caregivers as a residence and for no other purpose. The maximum number of occupants in any home, including overnight guests and professional caregivers, shall be as follows:

In the event the home contains two (2) bedrooms, no more than three (3) persons shall be permitted. In the event the home contains three (3) bedrooms, no more than four (4) persons shall be permitted. In the event the home contains four (4) bedrooms, no more than six (6) persons shall be permitted.

I understand that as a Lessee, I have received and read a copy of the Rules and Regulations, Covenants, Condition, and Restriction of The Association and agree to be bound by these Association Documents.

Application fee of \$100 for each adult are to be made out to Brighton Landings HOA c/o Inframark 2654 Cypress Ridge Blvd #101 Wesley Chapel FL 33544

10.27.2 Rental Approval and Application Requirement: Association has the absolute right to approve or deny any rental application or prospective tenant. All Owners must obtain written approval from the Board for a tenancy to be valid. The Lot Owner and/or the tenant must deliver to the Association fifteen (15) days prior to tenancy. the following: (i) a copy of the rental or lease agreement: (ii) a completed tenant application form provided by the Association, and any other information form(s) as may be required by the Association' (iii) a copy of the national background check(s) referenced in this provision- and a \$100 non-refundable application fee for every adult prospective occupant. The Lot Owner must complete a national background check (including: criminal credit etc. and other items that the Board shall from time to time require) on all tenant(s) and occupant(s) of the Lot. The Board has the authority to require an interview of all proposed lessees/tenants prior to tenancy. Any attempt to rent or lease said Lot without prior written approval of the Association shall be deemed a breach of this Declaration shall be wholly all and void- provided however any lease may be validated by subsequent approval of the Association at its discretion

Signature of Authorized Agent Approving Application _____

Affidavit of Approval Mailed to Applicant on _____

By Management Company _____ (initials).

Homeowner's Signature Date

Rental Applicant's Signature Date

BRIGHTON LANDING GATE AND FOB REQUEST FORM

Resident Name: _____

Address: _____

Phone #: _____

Additional Phone #: _____

Email Address: _____

Directory Code: _____

Please send a check or Money order to: 2654 Cypress Ridge Blvd Suite 101
Wesley Chapel, FL 33544

Make all money or checks payable to: Brighton Landings

Gate Remotes: \$40.00

Fobs: \$25.00

Please allow 2 to 4 business days to process your request. All remotes and fobs will be delivered by the roving security guard when programmed.

Department use only

Add Transmitter: _____

Remove Transmitter: _____

Add Fobs: _____

Remove Codes: _____

Pool Cards: _____

Pool Fobs: _____

Please submit forms to access@inframark.com



**TENANT SCREENING RELEASE FORM
NOTICE TO TENANT REGARDING BACKGROUND INVESTIGATION**

Notice is hereby given that " _____ " ("Requestor") intends to instruct ALLSTAR BACKGROUNDS, a Consumer Reporting Agency, as defined by the Fair Credit Reporting Act ("FCRA"), to obtain information about you in the course of Requestor's consideration of your application for PURCHASE or TENANCY. Thus, you may be the subject of a "consumer report," or possibly an investigative consumer report," defined by the FCRA as a background report that includes information about one's character, general reputation, personal characteristics and mode of living, and that might involve personal interviews with sources such as neighbors, friends or associates. Reports may include your Credit Report and reports may be obtained at any time after receipt of authorization and may be updated periodically if you remain an owner, as permitted by law. The scope of this notice and authorization is all-encompassing, allowing Requestor and its agent to obtain from any outside organization all types of consumer reports and investigative consumer reports now and throughout the course of your ownership, to the extent permitted by law.

APPLICANT'S ACKNOWLEDGMENT AND AUTHORIZATION

By signing below, I acknowledge receipt of a "NOTICE REGARDING BACKGROUND INVESTIGATION" and "A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT" and certify that I have read and understand both documents. Furthermore, I hereby authorize the obtaining of consumer reports and/or investigative consumer reports at any time, if I remain an employee, volunteer or tenant of Requestor, to the extent permitted by law. To this end, I hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university, information service bureau, employer, drug screening firm, reference, landlord, and/or its record custodian, to furnish any and all background information sought by Requestor or by ALLSTAR BACKGROUNDS, acting on Requestor's behalf. I agree that a photocopy or fax of this Authorization shall be as valid as the original.

I understand that I may contact ALLSTAR BACKGROUNDS to request a copy of any Consumer Report about me, if one is obtained by Requestor. I understand that I have the right, upon written request made within a reasonable time, to inquire about the nature and substance of the information about me contained in ALLSTAR BACKGROUNDS's files. I understand that I have the right to inspect those files during regular business hours, having given reasonable notice and provided proper identification, and that I may be accompanied by one other person. I understand that I should direct such a request to ALLSTAR BACKGROUNDS, and that ALLSTAR BACKGROUNDS is required to make available to me someone who can explain the contents of my file.

By checking this box, _____ I indicate that I would like to receive a copy of any Investigative Consumer Report about me by email, if one is obtained by Requestor.

Your Email Address: _____

Signature: _____ Date: _____

PLEASE PRINT (below)

First _____ Middle _____ Last _____
(Proper name as it appears on your Driver's License or State/Gov issued ID)

Date of Birth (MM/DD/YYYY) (For identification purposes only)

Maiden Name/ AKAs _____ Social Security Number _____

If you are from Canada please provide Canadian SIN
(Social Insurance Number)

Canadian 9-digit SIN _____

Do you have any felony convictions or have ever committed a criminal act? **YES NO**

PLEASE PROVIDE 7 YEAR'S ADDRESS HISTORY

Current Address _____ City/State _____ Zip _____ Years/Months _____

Name of Current Landlord _____ Phone/ Fax _____

Previous Address _____ City/ State _____ Zip _____ Years/Months _____

Previous Address _____ City/ State _____ Zip _____ Years/Months _____

PLEASE PROVIDE CURRENT EMPLOYER INFORMATION

Current Employer _____ Address _____ City/ State _____ Zip _____

Start Date _____

APPLICANT: Please return this completed, signed "**RELEASE**" page to:

(FOR OFFICE USE ONLY)

Requestor: Please sign on to your All-star Backgrounds account to place your order

Brighton Landings
Rental Tenant Responsibilities

- 1. Failure to comply with the rental policies of the Association:** If an owner, tenant, or a guest of the owner or tenant does not comply with the rental policy of the Association an Individual Assessment of a \$100 per day out of compliance. All legal fees the Association incurs will be an Individual Assessment applied against the owner's account that is due and payable from the owner when rendered. The Association reserves the right to additionally utilize all other legal measures to enforce its Declaration, in addition to this Individual Assessment Schedule.
- 2. Failure to obtain proper Architectural Control Committee (ACC) or Board approval before beginning a project or failure to comply with a disapproval:** If an owner, tenant, or a guest of the owner or tenant does not submit and obtain approval for ACC applications from the Association an Individual Assessment of a \$100 per day out of compliance. In addition, the Association reserves the right to additionally abate the matter at the cost of the owner. All legal fees the Association incurs will be an Individual Assessment applied against the owner's account that is due and payable from the owner when rendered. All legal fees the Association incurs will be an Individual Assessment applied against the owner's account that is due and payable from the owner when rendered. The Association reserves the right to additionally utilize all other legal measures to enforce its Declaration, in addition to this Individual Assessment Schedule.
- 3. Improperly having items stored in your driveway:** If a Lot owner or owner's occupant stores anything on their driveway that is not permitted (permitted items include: functional non-prohibited vehicles) on the property without approval, the owner will receive an Individual Assessment of a \$100 per day out of compliance. In addition, the Association reserves the right to additionally abate the matter at the cost of the owner. All legal fees the Association incurs will be an Individual Assessment applied against the owner's account that is due and payable from the owner when rendered. The Association reserves the right to additionally utilize all other legal measures to enforce its Declaration, in addition to this Individual Assessment Schedule.
- 4. Failure to remove inoperable or unregistered vehicles from the exterior of the property:** If a Lot owner fails to remove an inoperable or unregistered vehicle(s) from the exterior of their property within twelve (12) hours, the owner will receive an Individual Assessment of a \$100 per day out of compliance. In addition, the Association reserves the right to additionally abate the matter at the cost of the owner. All legal fees the Association incurs will be an Individual Assessment applied against the owner's account that is due and payable from the owner when rendered. The Association reserves the right to additionally utilize all other legal measures to enforce its Declaration, in addition to this Individual Assessment Schedule.

Current Individual Assessment Schedule:

- 1. Failure to properly park vehicles:** If an owner, tenant, or a guest of the owner or tenant leaves a vehicle parked in the street, parked on the grass, or parked in such a way that any portion of the vehicle is blocking the sidewalk, the owner will receive an Individual Assessment of a \$100 per occurrence. In addition, the Association reserves the right to additionally abate street parking violations by towing the vehicle. The costs of any abatement will be billed to the owner. All legal fees the Association incurs will be an Individual Assessment applied against the owner's account that is due and payable from the owner when rendered. The Association reserves the right to additionally utilize all other legal measures to enforce its Declaration, in addition to this Individual Assessment Schedule.

- 2. Debris left out in the open:** If an owner, tenant, or a guest of the owner or tenant leaves trash and debris out on their lawn or on the curb improperly, the owner will receive an Individual Assessment of a \$100 per occurrence. In addition, the Association reserves the right to additionally abate the matter at the cost of the owner. All legal fees the Association incurs will be an Individual Assessment applied against the owner's account that is due and payable from the owner when rendered. The Association reserves the right to additionally utilize all other legal measures to enforce its Declaration, in addition to this Individual Assessment Schedule.

Homeowner's Signature _____ Date _____

Rental Applicant's Signature _____ Date _____
