

Westwind Place
Inframark, IMS Property Management
2654 Cypress Ridge Blvd #101 Wesley Chapel, FL 33544
813.991.1116
Colette.fuller@inframark.com

Application Process:

Please review before submitting an application.

- All applications require a \$50.00 (each) applicant /non-refundable fee (must be paid with a separate check/money order made out to Westwind Place).
- No Security Deposit required.
- Homeowners responsibility for leases.
- All applications must be submitted to Inframark for processing background and Credit check.
- Send all applications, required attachments and payments to:

Inframark, IMS Property Management
2654 Cypress Ridge Blvd #101
Wesley Chapel, FL 33554

Or email: Colette.Fuller@Inframark.com

Please allow up to 15 business days to process all paperwork. We cannot accept any credit checks privately done or done through Zillow or any rental apps. All Applications require a board approval.

Any incomplete applications will be sent back.

If you have any questions, please contact Colette Fuller.

WESTWIND PLACE ASSOCIATION
Sales or Lease Application

Today's Date _____

PROPERTY OWNER INFORMATION

Address of property: _____
Owners Name: _____
Owners Home Phone Number: _____
Owner Business Phone Number _____
Owner Email Address _____

PROPERTY MANAGEMENT AND OR OWNERS AGENT INFORMATION

Company Name: _____
Property Manager Name _____
Main Phone Number _____
Agent Name _____
Agent Contact Phone Number _____
Agent Email _____
Length of Rental _____ **Dates of Move in** _____

PREMIER APPLICANT INFORMATION

Full Applicant Name: _____
Present Address: _____ How Long? _____
Previous Address: _____ How Long? _____
Married/Single (M) or (S) Spouse's _____ Roommate Name: _____
Date of Birth: _____
Social Security #: _____
Driver License #: _____

SECONDARY APPLICANT INFORMATION

Full Applicant Name: _____
Present Address: _____ How Long? _____
Previous Address: _____ How Long? _____
Married/Single (M) or (S) Spouse's _____ Roommate Name: _____
Date of Birth: _____
Social Security #: _____
Driver License #: _____

OCCUPANTS UNDER 18 YEARS OF AGE

Name _____ Age _____

Name _____ Age _____

PET INFORMATION

Number of Pets? _____ Breed of Pet _____

Number of Pets? _____ Breed of Pet _____

Number of Pets? _____ Breed of Pet _____

Attached Pet(s) Photos Yes _____ No _____

Attached Current Vet Records Yes _____ No _____

YOUR EMPLOYMENT TWO YEAR HISTORY

Employer _____

Employer Address _____

Supervisor _____ Business Phone _____

How Long on Present Job _____

Employer _____

Employer Address _____

Supervisor _____ Business Phone _____

How Long on Present Job _____

SPOUSE'S EMPLOYMENT

Employer _____

Employer Address _____

Supervisor _____ Business Phone _____

How Long on Present Job? _____

REFERENCES (include name, address and phone numbers)

Personal References:

Do you intend to operate a business from the Townhome? (YES) _____ (NO) _____

If so, explain fully: _____

Rental Requirements

- All units are family residences.
- RV's, commercial vehicles, boats, etc... are NOT allowed on the premises.
- Guest must park in guest parking. If guest will be on property longer than 24 hours you must get guest parking from Property Manager.
- All Lease Agreements shall be submitted to the Association within thirty (30) prior to occupancy.
- All Lease Agreements, together with a signed application by both the Owner, tenant, in order to be approved by Association, thirty (30) days prior to commencement of the lease term and shall require the written approval of Association or Association Agent prior to moving in.
- No Lease Agreement may be for a term of less than one 30 days.
- All renewals lease agreements must be sent to the Association or Association Agent.
- The Owner shall agree to remove, at the Owner's sole expense, by legal means, including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to the Rules and Regulations and any other policies adopted by Association.
- All Lease Agreements shall require the home to be used solely as a private family residence.

Signature

Date

Each townhome 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 four (4) persons shall be permitted.

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

*****I understand as a Lessee or Owner, I have received by homeowner and or rental property manager a copy of the Rules and Regulations, Covenants, Restriction of The Association have read and agree to be bound by these Association Documents. (Initial(s))

The \$50.00 application fee is required per Adult before approval can be provided. All checks/money orders should be made payable to Westwind Place Condominium – mailed to:

INFRAMARK MANAGEMENT SERVICES
2654 CYPRESS RIDGE BLVD #101
WESLEY CHAPEL FL 33544

Signature of Authorized Agent Approving Application

By Management Company Name: _____

Homeowner's Signature Date

Rental Applicant's Signature Date

Rental Applicant's Signature Date



TENANT SCREENING RELEASE FORM

NOTICE TO APPLICANT 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 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 a tenant, 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 tenancy, 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, as long as 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, if one is obtained by Requestor.

Your Email Address: _____

Signature: _____

Date: _____

PLEASE PRINT

First Middle Last
(As it appears on your Driver's License)

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

Maiden Name/Any AKAs Social Security Number

Driver's License Number State of Issue

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: Return this completed, signed "**RELEASE**" page to Requestor.
(FOR OFFICE USE ONLY)

Requestor: Please **UPLOAD** this signed "**RELEASE**" to ALLSTAR BACKGROUNDS or FAX to ALLSTAR BACKGROUNDS at **888-502-1299**

Tenant Screen Package: _____