

**Privateer South Condominium Association, Inc.**  
**Return to: Progressive Community Management, Inc.**  
**3701 South Osprey Avenue, Sarasota, FL 34239**  
**Phone: 941-921-5393 Website: www.pcmfla.com**

**APPLICATION FOR APPROVAL OF LEASE**

A non-refundable administration fee of **\$100.00**, **\$150.00** for a background check, and a refundable security deposit in the amount of **\$500.00** must also accompany this application, made payable to the Privateer South Condo Association. The security deposit is refundable, provided no damage has been done to the common areas by any occupants of the rental unit.

The undersigned proposes to lease Unit No. \_\_\_\_\_ Address: \_\_\_\_\_  
to: \_\_\_\_\_, identified below, and the undersigned does hereby apply  
for approval of this lease, by the Privateer South Condominium Association, Inc., to which the following information is submitted.  
By signing this application the undersigned agrees to an annual background check and the associated cost.

\_\_\_\_\_  
*Signature of Owner*

\_\_\_\_\_  
*Date*

**LEASEE STATEMENT**

Lessee Full Name: \_\_\_\_\_ Name of Spouse: \_\_\_\_\_

Lessee SS#: \_\_\_\_\_ Spouse SS#: \_\_\_\_\_

Lessee DOB: \_\_\_\_\_ Spouse DOB: \_\_\_\_\_

Lessee Driver's Lic.# & State: \_\_\_\_\_ Spouse Driver's Lic.# & State: \_\_\_\_\_

Present Address: \_\_\_\_\_

Home Phone #: \_\_\_\_\_ Mobile Phone #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Residency Dates: Arrival: \_\_\_\_\_ Departure: \_\_\_\_\_

Business or Profession (Present or Former): Position Occupied: \_\_\_\_\_ Active or Retired: \_\_\_\_\_

Bank References and Credit References: \_\_\_\_\_

Other persons who will occupy the unit with you: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_

Vehicle Information: How Many: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ State: \_\_\_\_\_ License #: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ State: \_\_\_\_\_ License #: \_\_\_\_\_

I have read and received a copy of the Bylaws and Rules and Regulations of Privateer South Condominium Association, Inc., and understand my responsibilities as a Renter. I agree to abide by the provisions of said documents.

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature of Applicant for Lease*

**AUTHORIZATION FOR VERIFICATION OF INFORMATION FOR CREDIT REPORT, PUBLIC RECORDS, RENTAL OR LEASE HISTORY AND EMPLOYMENT VERIFICATION AND/OR FINANCIAL INFORMATION**

I agree to hold harmless, Progressive Community Management Inc., and all providers of information on the prospective stated above. In the event that the information provided by me (us) is found to be misleading or false, my acceptance for this rental/lease, whether determination is made before or after my date of occupancy, may be affected.

I do hereby authorize with my (our) signature(s), the release of public records, credit report, rental or lease information and employment and/or financial verification, whether by fax, verbal, photocopy or original signature, to: Progressive Community Management Inc., and all its members now and in the future.

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature of Co-Applicant*

**ACTION OF BOARD OF DIRECTORS:**

Approved

Disapproved

Date: \_\_\_\_\_

\_\_\_\_\_  
*Director's Signature*

\_\_\_\_\_  
*Title*

**Return to: PROGRESSIVE COMMUNITY MANAGEMENT, INC. 3701 SOUTH OSPREY AVENUE, SARASOTA, FL 34239**

## HOLD HARMLESS AGREEMENT

PURSUANT TO FLORIDA LAW; SECTIONS 718.106(3), 718.111(5) AND 718.303(1) THE PRIVATEER ASSOCIATION IS GRANTED THE AUTHORITY TO ENTER INTO A UNIT AND GIVES THE ASSOCIATION PROTECTION IF DONE SO. IN THIS REGARD, NOTICE IS HEREBY GIVEN THAT MANAGEMENT AND/OR BOARD OF DIRECTORS WILL ENTER YOUR UNIT ON A MONTHLY BASIS TO CONDUCT MAINTENANCE /STATUS CHECKS AS WELL AS EMERGENCY CHECKS WITH SIGNED ACKNOWLEDGEMENT OF THIS HOLD HARMLESS NOTICE. I UNDERSTAND THAT THE BALCONIES MUST BE CLEANED TWICE A YEAR TO COMPLY WITH WARRANTY SPECIFICATIONS AND THAT THE ASSOCIATION HAS THE RIGHT TO ENTER MY UNIT TO COMPLY. THE MANAGEMENT AND BOARD OF DIRECTORS WILL BE HELD HARMLESS FOR THE CONDITION OF MY APARTMENT AFTER ALL CHECKS AND OR BALCONY CLEANINGS, INCLUSIVE OF ANY MOLD WATER DAMAGE THAT MAY HAVE OCCURRED.

THE MANAGEMENT AND BOARD OF DIRECTORS AGREE TO TAKE ALL REASONABLE STEPS TO PROTECT MY UNIT AND TO INFORM ME OF ANY AND ALL FINDINGS.

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Signature

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Unit # and Date

Dear Owners:

After notifying owners that at our April 13 meeting, rental process and fees would be discussed, we were pleased that several owners who rent attended the meeting and provided input to the decisions. The current documents provide for a security deposit of up to one month's rent, an administrative fee, a fee for background checks, and an interview of all new renters. A discussion was held on these topics and the following outline is provided for your information,

1. A new Rental Application Process was discussed and approved. The enclosed letter and packet will clarify any questions, but these are the highlights.

Application process includes:

- a. A Check for \$750 from the renter (Non-refundable \$150 background check, \$100 administrative fee and a \$500 refundable security deposit) must accompany the Application for Approval of Lease.
- b. Application for Approval of Lease, which must have lease dates and signature of owner and renter (All leases must be for a 3 month period),
- c. Copy of Rules for Renters, signed by renter. It should be noted that all move ins must occur during regular business hours only. No weekends or late hours are permitted unless the owner has made special arrangements to have our staff here and properly compensated. All renters and their guests must register with the office upon arrival.
- d. Copy of lease agreement between owner and renter
- e. New renters must make themselves available for an interview, by phone or In person prior to approval by the Board.
- f. Owner must notify office staff of the move in date and time.

As you can see, there are no major changes to policy, just clarification and compliance with our documents. Owners who rent in our building collect a security deposit for themselves, but the common areas have not been protected. The Board also felt that collecting a security deposit makes the renter more aware of the need to follow the rules and treat the entire building as they would their home.

2. A hold harmless agreement is also included here and should be signed by owners. The purpose is to reinforce your knowledge that staff and or the Board has the authority as provided by Florida Law, to enter your apartment for routine checks and emergency situations, Please sign the statement and return so we can assure the safety of your unit in your absence.

The Board is available for questions regarding any of the above issues.

Thank you for your cooperation,

The Board of Directors, Privateer South Condominium Association

# Rules for Renters

*Welcome to the Privateer. We invite you enjoy the amenities of our beautiful home. Please remember that this is not a resort hotel. We ask that you respect our home and observe the regulations outlined here.*

If you have any questions, please call or stop by the office for clarification.

1. The Association Office is not a rental office. All leasing questions which include arrangements for condo and building keys and gate pass vehicle stickers are made through the condo owner or rental agency they utilize.
2. Move in, move out, deliveries and service personnel are limited to **Monday - Friday, 8:30 am – 4:00 pm ONLY**. This includes housekeepers. Elevator **MUST** be padded before moving furniture, equipment, appliances, or anything else that is large and may damage elevator panels.
3. All renters and their overnight guests are **required** to register at the Association office upon arrival and departure.
4. Do not wheel any luggage or carts through main entrance. Use side entrance only. Use larger service elevator only when using luggage cart. Please be extremely careful not to damage elevator panels. No large items may be brought in elevator without padding; including massage tables.
5. Laundry rooms are located on each floor. There is no charge to use these machines. Simply push in coin holder to activate. Remove your clothes promptly when done. Clean dryer filter after each use. Do not leave laundry detergents, baskets or clothing to dry on counter.
6. Cover up clothing and footwear must be worn walking to and from the pool and beach. Dry off and rinse sand off your feet before entering building. An outdoor shower is located in the pool area.
7. A grill is available for residents who would like to barbecue. Please follow the rules for operating the grill. Clean up when finished and put tools back in the kitchen. Recover barbecue grill after it cools, but same night.
8. Do not use social room exit for beach access.
9. This is a pet free building.
10. No smoking in common areas and within 50 feet of building.
11. You must be 18 years of age to use exercise room.
12. Do NOT put any dirty towels or sandy bathing suits into the dryer that are sandy. The sand remains in the dryer and ruins the next person's laundry.
13. Do not drape **anything** over balcony railing, including towels and bathing suits.
14. Excessive or disturbing noise is not allowed as noise carries easily.
15. Carefully close beach and pool umbrellas when you are finished using them.
16. Always spread a towel over lounge chairs when sunbathing, as suntan lotion permanently stains.
17. The social room is for everyone's use. You may reserve it for large parties only. If others are using the social room, please be quiet and courteous when sharing.

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Signature of Renter

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Date