

Bayou House Condominium Association, Inc.

APPLICATION FOR SALE/RENTAL

THIS APPLICATION MUST BE RECEIVED WITH AN APPLICATION FEE OF \$100.00
14 DAYS PRIOR TO POSSESSION. AN INTERVIEW IS REQUIRED.

Unit Address/Unit # _____ Possession Date: _____

Purpose of Application: Rent _____ Purchase _____

Buyer/Renter Information:

Name (Print): _____ Name of Spouse: _____

Drivers License # _____ DOB: _____ Driver's License No: _____ DOB: _____

Present Address: _____ Month/Years: _____

Telephone #: _____ Alt #: _____ Email: _____

Telephone #: _____ Alt #: _____ Email: _____

Name of Employer: (If Any): _____ Tel: _____

References: (other than family or Real Estate Agents) preferably local:

1. _____ Phone: _____
(Previous Landlord or Mortgagor)

2. Bank (Preferably Local) _____

Pets (must be under 15 lbs): Number: _____ Type: _____ Weight(s): _____

Vehicle Information: How Many: _____ Make: _____ Model: _____ Year: _____ State: _____ License #: _____

Emergency Contact Person _____ Tel: _____

Rental (length of lease) From: _____ To: _____ (Attach copy of lease)

If Rental/Contact person _____ Tel: _____

Names of Additional Persons to Occupy Premises (give ages if under 18)

I have received and read a copy of all Association's Documents, Rules & Regulations and understand my responsibilities as an owner/renter/occupant. I agree to abide by the provisions of said documents.

Signature _____ Date _____

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

I agree to hold harmless Progressive Community Management, Inc., and all providers of information on the prospective owner/tenant(s) stated above. In the event that the information provided by me (us) is found to be misleading or false, my acceptance for this sale/lease, whether determination is made before or after my date of ownership/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 verification, whether by fax, verbal, photocopy or original signature, to: Progressive Community Management, Inc., and all its members now and in the future for exclusive use of Bayou House Condominium Association, Inc.

(Signature of Applicant) Phone _____ Date: _____

(Signature of Applicant) Phone _____ Date: _____

Owner/Seller's Statement:

Name (Print): _____ Co-Owner (Print) _____

Address _____ Phone _____
(Other Than Unit Being Sold/Rented)

Owner's/Seller's Signature: _____ Date: _____

Date of Background Check by PCM: _____ PCM: Initials _____ Comment: _____

Action by Association: Approved _____ Disapproved _____ Conditions: _____

Signature _____ Title: _____ Date: _____

Return to: Progressive Community Management, Inc.
3701 South Osprey Avenue
Sarasota, FL 34239

RULES and REGULATIONS

Bayou House has adopted the following Rules & Regulations for the harmony, and security, of all residents. The Board of Directors has determined that these guidelines be followed.

All persons renting apartments must be pre-approved through our Management Company, PCM, and our Condominium Board, prior to move in. Landlord must provide a copy of these R&R's to any renter, along with the fee-based application form for a background check. Following dual approval, an on-premises Board representative will orient renter to use of BYH facilities, and a copy of these R&R's will be initialed, and dated, by all parties.** *Failure to comply with application process may result in occupant's legal removal from apartment.*

Renter will use owner's assigned parking space for the duration of the lease. If renter(s) have two vehicles then one vehicle must use guest space. Parking lot diagram will be given to approved tenant at orientation.

Guest visits in the absence of unit owner: Owner must notify Board member prior to any use of unit in owner's absence. Owners are responsible for orienting their guests to all facets of BYH facilities, and are fully responsible for actions of all guests during their stay. All guests must use guest parking spaces while here.

Gates at backyard fence locations must remain locked due to safety considerations.

Community Bulletin Board, located opposite mailboxes and elevator, must be checked frequently. Notices will not be left on individual unit doors. CBB posts scheduled unit entry and those notices will only be posted in this location. Several times yearly, Management Rep. will enter your unit during weekly, reasonable, daytime hours.

Examples are:

Quarterly interior pest control spraying, smoke alarm testing, hot water heater inspection.

CBB is also used to advise owners of Condominium Board Meetings.

Pressure washing of building and walkways will require you to remove your doormats and cover thresholds against spray. Sealing of parking lot area requires that vehicle be moved.

Garbage must be tightly tied and disposed of in our dumpster. First floor residents may access dumpster through building's brown metal doors. Second and third floor residents should dispose of garbage using their floor's trash chute, located opposite the elevator.

PIZZA BOXES, PLASTIC GROCERY BAGS, and all STYROFOAM are considered garbage by the City of Sarasota and must go into dumpster, not Recycle Carts.

RECYCLABLES. Large Labeled Blue Carts are located next to unit 105.

NEWSPAPER has its own separate cart and no co-mingling is allowed. Three other carts allow co-mingling of glass, plastic, and metal. *Infractions will mandate you clean out the cart as City Hauler leaves full cart behind with City's violation notice.*

Laundry Room facilities are located on each floor and are restricted to that floor's 5 units. Laundry use is from 8AM to 8 PM, with instructions posted on each wall. LR door must remain open when room is in use; close door when done. *Individuals are responsible for cleaning lint screen, and Laundry Room, with each use.*

Bicycles should be housed within your unit.

Walkways must remain obstacle free at all times.

Walkways directly in front of apartment door must be kept clean by unit occupant.

Stairways are not to be used as prolonged personal relaxation spaces. State of Florida Fire Law prohibits blocking of stairway egress at any time.

Residents of second and third floors are not permitted to hang items off any aluminum railings, such as towels or rugs. No changes, or applications, may be made to the outside of apartments such as hanging plants, decals or door ornaments, per officially recorded BYH by-laws.

Not permitted: washing of any CAR, SUV, or TRUCK on our premises. We ask that LARGE MODEL SUV's, Trucks and LOGO wrapped vehicles park at the Mound St. end of out lot.

We are a pet friendly complex that limit's the size of any pet to no more than 15lbs upon maturity. All pet waste must be disposed of by owner.

Please...no loud noises from the hours of 9 PM to 8 AM

Please contact Progressive Community Management for forms, fee, and HOA information: 941-921-5393.