



Epperson@BreezeHome.com | 813-565-4663  
2161 E COUNTY RD 540A, #225, LAKE LAND FL 33813

## Home Rental Application

Date \_\_\_\_\_

Address of rental property \_\_\_\_\_

Owner Name \_\_\_\_\_

Owner Forwarding Mailing Address While Home Being Leased \_\_\_\_\_

\_\_\_\_\_

Owner Home Phone Number \_\_\_\_\_ Owner Business Phone Number \_\_\_\_\_

Owner Fax Number \_\_\_\_\_ Owner Email Address \_\_\_\_\_

Length of Rental \_\_\_\_\_ Dates of Rental \_\_\_\_\_

### APPLICANT INFORMATION

Name \_\_\_\_\_

Present Address \_\_\_\_\_ How Long? \_\_\_\_\_

Previous Address \_\_\_\_\_ How Long? \_\_\_\_\_

Phone # (H): \_\_\_\_\_ (C): \_\_\_\_\_ Email: \_\_\_\_\_

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 \_\_\_\_\_ Business Phone \_\_\_\_\_

How Long on Present Job? \_\_\_\_\_

**NAMES OF ALL INDIVIDUALS OCCUPYING THE RESIDENCE:**

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**REFERENCES** (include name, address and phone numbers)

Professional References

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Personal References

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- Lease must be for entire home and not individual rooms
- All units are single-family residences.
- RV's, commercial vehicles, boats, etc...are NOT allowed on the premises.
- Epperson South Homeowners Association, Inc. is a deed restricted community.
- All Lease Agreements shall be in writing.
- All Lease Agreements, together with an application signed by both the Owner and Tenant, in a form approved by Association, shall be submitted to Association for approval at least ten (10) days prior to commencement of the lease term and shall require the written approval of Association.
- The Owner shall pay the lease application fee of \$50.00 as prescribed by the Association. Lease application fees may be increased from time to time.
- No Lease Agreement may be for a term of less than six (6) months.
- No Airbnb's or short term rentals are permitted.
- No home may be leased more than two (2) times in any calendar year.
- 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 single family residence.
- **IF AS OWNER YOU WISH TO RELINQUISH YOUR USER RIGHTS TO THE LAGOON MEMBERSHIP IN SUPPORT OF YOUR TENANT EXERCISING THE LAGOON MEMBERSHIP, PLEASE COMPLETE THE BELOW FORMS.**

I understand that as a Lessee, I have received and read a copy of the Rules and Regulations, Covenants, Conditions and Restrictions of the Association and agree to be bound by these Association Documents. I further agree that no exterior modifications to the home or property will be conducted without prior approval of the association. All exterior modifications must be submitted by the owner of the property to the association prior to implementation.

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Signature of Owner/Agent

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Signature of Lessee

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Date

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Date

According to Florida Statutes Chapter 720.3085 If the parcel owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay to the association the monetary obligations related to the parcel. The association may sue for eviction as if the association were a landlord if the tenant fails to pay a monetary obligation.

\_\_\_\_\_  
Signature of Lessee

\_\_\_\_\_  
Signature of Lessee

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

An application fee of \$50.00 shall be submitted with the application prior to approval.

Please indicate the address to which you would like the approved/denied application returned to:

\_\_\_\_\_  
\_\_\_\_\_

\$50.00 fee received? \_\_\_\_\_ Date \_\_\_\_\_

Rental Application Approved          Yes          No

\_\_\_\_\_  
Signature of Authorized Agent Approving Application

Copy of approved application returned to owner/agent: \_\_\_\_\_

\_\_\_\_\_  
Date

breeze

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## OWNER RELINQUISHMENT

Effective Date \_\_\_\_\_

Dear Epperson Club Manager:

I \_\_\_\_\_ (owner name), owner of  
\_\_\_\_\_ (property address), relinquish my club membership benefits  
and rights at Epperson Lagoon and hereby grant them onto the current tenants -  
\_\_\_\_\_ (names of all people living in the  
home only) I understand that by agreeing to grant my rights and benefits onto my tenants that I am  
relinquishing my right to access the lagoon along with my benefits associated with the club  
agreement and plan. At any time I have the right to take back my benefits and rights by requesting  
in writing to do so. At that time I understand that my tenants will no longer have rights and benefits  
to the Epperson Lagoon.

Attached is a copy of the current lease for this arrangement. Furthermore, I agree that:

\_\_\_ I, as the owner are paying the quarterly lagoon fees

\_\_\_ the above stated tenants will be paying the quarterly lagoon fees

(please check one).

\_\_\_\_\_  
Signed (owner)                      Date

\_\_\_\_\_  
Signed (owner)                      Date