



VALENCIA GOLF & COUNTRY CLUB

HOMEOWNERS ASSOCIATION, INC.

1711 Double eagle Trail

Naples FL 34120

(239) 354 4750 (239) 354 4751 fax

LEASE APPLICATION PROCEDURES AND REQUIREMENTS

LEASE APPLICANTS ONLY

1. Upon completion of Association Lease Applicant forms, submit your packet to:
Valencia Golf and Country Club 1711 Double Eagle Trail Naples FL 34120.
2. Submit your application and the required non-refundable application fee of \$100.00 **per applicant**, payable to Valencia Golf & Country Club Homeowners Association, Inc. Married couples are considered one applicant. All occupants 18 years of age and older are required to apply.
3. Submit your lease application and a legible copy of your lease agreement, **signed by all parties. No lease can be for less than a six month period.**
4. Submit a legible copy of your Driver's License and Social Security Card. This information is required to complete your background check.
5. Return all pages of the application and all supporting material. If an item does not apply, mark as N/A.

Effective immediately, you will be required to sign the following:

FLORIDA STATUE 720

Pursuant to section [720.3085\(8\)](#), Florida Statutes, your payment of rent to the association gives you complete immunity from any claim for the rent by your landlord.

2. A tenant is immune from any claim by the parcel owner related to the rent timely paid to the association after the association has made written demand.
(b) If the tenant paid rent to the landlord or parcel owner for a given rental period before receiving the demand from the association and provides written evidence to the association of having paid the rent within 14 days after receiving the demand, the tenant shall begin making rental payments to the association for the following rental period and shall continue making rental payments to the association to be credited against the monetary obligations of the parcel owner until the association releases the tenant or the tenant



discontinues tenancy in the unit. The association shall, upon request, provide the tenant with written receipts for payments made. The association shall mail written notice to the parcel owner of the association's demand that the tenant pay monetary obligations to the association.

(c) The liability of the tenant may not exceed the amount due from the tenant to the tenant's landlord. The tenant shall be given a credit against rents due to the landlord in the amount of assessments paid to the association.

(d) The association may issue notice under s. [83.56](#) and sue for eviction under ss. [83.59-83.625](#) as if the association were a landlord under part II of chapter 83 if the tenant fails to pay a monetary obligation. However, the association is not otherwise considered a landlord under chapter 83 and specifically has no obligations under s. [83.51](#).

(e) The tenant does not, by virtue of payment of monetary obligations, have any of the rights of a parcel owner to vote in any election or to examine the books and records of the association.

(f) A court may supersede the effect of this subsection by appointing a receiver.

By your signature you acknowledge that the Association has the right to secure the rent that would, otherwise, be sent to the owner in the event that the owner defaults in Association payments.

Owner's Name(s) Date

Tenant's Name(s) Date

Signature of Board Date