

**APPLICATION AND SCREENING INFORMATION**  
**IMPORTANT - Previous versions will not be accepted**

Community: **Paradise Pines Condominium Association** Address of unit: \_\_\_\_\_

Rental Agent or Contact for results: \_\_\_\_\_ Phone #: \_\_\_\_\_

Owner & Phone: \_\_\_\_\_ Applicant & Phone: \_\_\_\_\_

- The following information must be submitted with your Application.
  - **Check Made Payable to Paradise Pines Condominium Association for \$35 (per individual) for a U.S. or Canadian search.** *For searches outside of US or Canada, please call 813-930-8036x301 for cost.*
    - This payment is **non-refundable** even if your sale falls through or you're not qualified for lease/purchase. Any returned or stop payment checks will be liable for a **\$25 return check fee.**
    - Send application and payment to: Dee Vestal, 21056 Lazy Days Circle, Lutz, FL 33558
  - **If US citizen, must provide:**
    - A copy of a Driver's License or Passport (picture must be recognizable)**
    - SS card or a like item pre-printed with your SS# (like a W2)**
  - **If Canadian citizen, must provide:**
    - Driver's License**
    - Current street address, City and Province**
  - **RV Registration**
- This Association has restrictions that may affect your lifestyle. It is up to you to ask questions and become familiar with the Association's documents and rules. There are restrictions on:
  - **Only 2 pets per lot.**
  - **RV's may not be older than 15 years.**
  - Residents are required to **practice Nudism.** All residents (and owners) must be a member of **AANR** or **other recognized nudist organization.**
  - **Storage of personal items outside your unit**
  - **No felonies or sexual assault charges**
  - **Your ability to decorate** the outside and grounds of your home.
  - **If you have any questions, ask first prior to paying your fee.**
- \*\*\*The Board has 15 days to qualify your transfer **prior to you moving in. Moving in prior to qualifying** may invoke a fine. In addition, a fine of no more than \$100 a day, max \$1000 may be assessed for moving in prior to providing the association with a complete, truthful, signed application, payment of the transfer fee and scheduling your introduction to meeting. Fines may also be imposed for other violations of the governing documents.  
**The 15 days does not begin until the Association has:**
  - A completed application on each married couple &/or individual over 18 years of age
  - A screening fee for each applicant required to provide one
    - The Association will return either by mail or in person incomplete applications, applications without fees, and fees without applications.**

"I hereby authorize **Paradise Pines Condominium Association** to obtain a consumer report and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, civil and criminal information, records of arrest, rental history with respect to behavior and timely payment of rents, employment and/or salary details, vehicle records, licensing records, and/or other necessary information.

**"I hereby expressly release:** Paradise Pines Condominium Association; **and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state, and/or federal government agencies, including without limitations, various law enforcement agencies."**

\_\_\_\_\_  
**Print Applicant Name**                      **Applicant Signature**                      **Date**

\_\_\_\_\_  
**Print Co-Applicant Name**                      **Co-Applicant Signature**                      **Date**

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Every line requires a response; apps will be returned. Put "NA" if a line does not apply (NOTE: Parents purchasing units for children 18 years and over; parents must submit "Purchase" App, Children must submit "Lease" App, IF MARRIED: SPOUSE INFORMATION IS REQUIRED, REGARDLESS IF RESIDING IN UNIT OR NOT)

Name of the Community: **Paradise Pines Condominium Association.** PURCHASE \_\_\_\_\_ OR LEASE/ROOMATE \_\_\_\_\_ ;  
please check one

APPLICANT: \_\_\_\_\_ DOB: \_\_\_\_\_

CO-APPLICANT: \_\_\_\_\_ DOB: \_\_\_\_\_

YOUR CHECK # \_\_\_\_\_ PAYOR \_\_\_\_\_ UNIT # OR ACCT # IF KNOWN \_\_\_\_\_

PROPERTY ADDRESS BEING LEASED OR PURCHASED \_\_\_\_\_

Phone 1: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Phone 2: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_

CURRENT OWNER NAME/PHONE OF UNIT: \_\_\_\_\_

OTHER OCCUPANTS AND DOB: \_\_\_\_\_  
i.e.: any roommate or children that will be living in the unit

CURRENT STREET ADDRESS: \_\_\_\_\_  
This is mandatory for Canadian Searches

COUNTRY: \_\_\_\_\_ STATE/PROVINCE: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

### 2 Pets allowed per lot

Please provide the following information about all animals that will be living in your home. As a property owner, you are required to have all animals licensed and vaccinated on an annual basis and be registered with the Association. All animals (including cats) must be on a leash and you are responsible for cleaning up after them when off your property. Please check the line & return this form even if you do not have any animals.

Dog/Cat Name \_\_\_\_\_ Breed: \_\_\_\_\_

Male \_\_\_\_\_ Female \_\_\_\_\_ Approx. Age: \_\_\_\_\_ Microchipped: Yes \_\_\_\_\_ No \_\_\_\_\_

County License Number: \_\_\_\_\_ copy enclosed

Color of Animal and Distinguishing Marks: \_\_\_\_\_

Dog/Cat Name \_\_\_\_\_ Breed: \_\_\_\_\_

Male \_\_\_\_\_ Female \_\_\_\_\_ Approx. Age: \_\_\_\_\_ Microchipped: Yes \_\_\_\_\_ No \_\_\_\_\_

County License Number: \_\_\_\_\_ copy enclosed

Color of Animal and Distinguishing Marks: \_\_\_\_\_

\_\_\_\_ **I DO NOT OWN ANY CATS OR DOGS.**

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VEHICLE REGISTRATION FORM - Fill out every line, N/A if non-applicable

UNIT #: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ Assigned Space: \_\_\_\_\_

OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESIDENT # 1: \_\_\_\_\_ RESIDENT PHONE: \_\_\_\_\_

RESIDENT # 2: \_\_\_\_\_ RESIDENT PHONE: \_\_\_\_\_

DRIVERS LICENSE NUMBER(S) \_\_\_\_\_

WORK PHONE # 1 \_\_\_\_\_ WORK PHONE # 2 \_\_\_\_\_

OTHER RESIDENTS (INC. PART TIME) \_\_\_\_\_

VEHICLE #1 MAKE & MODEL: \_\_\_\_\_ TAG #: \_\_\_\_\_

COLOR: \_\_\_\_\_ YEAR: \_\_\_\_\_ STATE: \_\_\_\_\_

VEHICLE #2 MAKE & MODEL: \_\_\_\_\_ TAG #: \_\_\_\_\_

COLOR: \_\_\_\_\_ YEAR: \_\_\_\_\_ STATE: \_\_\_\_\_

RV information: Registration is required to be submitted with application.

Description of Vehicle(s) \_\_\_\_\_

MAKE & MODEL: \_\_\_\_\_ YR: \_\_\_\_\_ TAG: \_\_\_\_\_ STATE: \_\_\_\_\_

MAKE & MODEL: \_\_\_\_\_ YR: \_\_\_\_\_ TAG: \_\_\_\_\_ STATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

SIGNATURE AND DATE \_\_\_\_\_

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Lease Approval Form  
Paradise Pines Condominium Association

**Tenant Affidavit**

By signing below I declare that I have read and understand and agree to abide by the rules and regulations of the Condominium Association and may be evicted should I violate these regulations. The applicant and/or co-applicant acknowledges that false information herein may constitute ground for rejection of this application, termination of right of occupancy and may constitute a criminal offences under the laws of the State of Florida. I believe that to the best of my knowledge that all information I have provided is accurate and that I fully understand the terms of this lease.

\_\_\_\_\_  
Printed Name of Applicant

\_\_\_\_\_  
Printed Name of Co-Applicant

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

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

**Owner Affidavit**

I have read the above information and completed the form regarding the lease/tenants as of this date. I understand and agree to comply with the Association restrictions. I further agree to provide the tenant with a copy of the covenant restrictions for their information and use. I understand that any violations by the tenant will be the responsibility of the owner and by signing below declares knowledge of this responsibility.

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Printed Name of Co-Owner

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

\_\_\_\_\_  
Signature of Co-Owner

Term of lease Months. \_\_\_\_\_

Beginning date of lease \_\_\_\_\_

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For Office Use Only

\_\_\_\_\_  
Approved By

\_\_\_\_\_  
Date

\_\_\_\_\_  
Denied By

\_\_\_\_\_  
Date

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### Checklist for Renters

**NOTE: RV's cannot be older than 15 years.**

1. \_\_\_\_\_ Contact the owner of the lot to be rented
2. \_\_\_\_\_ Negotiate a lease with the owner
3. \_\_\_\_\_ Lot Number \_\_\_\_\_
  - a. Term of lease: Months \_\_\_\_\_ From: \_\_\_\_\_ to \_\_\_\_\_
4. \_\_\_\_\_ Print and sign screening application
5. \_\_\_\_\_ Submit to owner:
  - a. \_\_\_\_\_ Copy of application with the following
  - b. \_\_\_\_\_ Copy of lot number, term of lease
  - c. \_\_\_\_\_ Signed screening application
  - d. \_\_\_\_\_ Check for \$35.00 per individual
  - e. \_\_\_\_\_ Copy of Driver's License for each applicant
  - f. \_\_\_\_\_ Copy of AANR, TNS, CNS, or INF card for each applicant
    - i. (For AANR membership, email: [gigi.redhairblueeyes@yahoo.com](mailto:gigi.redhairblueeyes@yahoo.com))
    - ii. (For TNS membership, contact: [www.naturistsociety.com](http://www.naturistsociety.com))
  - g. \_\_\_\_\_ Copy of RV and vehicle (car or truck) registration
  - h. \_\_\_\_\_ Copy of proof of insurance of both vehicles
  - i. \_\_\_\_\_ Number of Pets \_\_\_\_\_ and copy of proof of vaccinations for each pet
  - j. \_\_\_\_\_ Mailed to owner

When the owners receive ALL of the above information, please send to:

Dee Vestal, c/o Vanguard Management Group  
21056 Lazy Days Circle  
Lutz, FL 33558

If you have any questions, please email [thepinesrvp@gmail.com](mailto:thepinesrvp@gmail.com)