



Prospective Tenant Checklist

I agree to abide by the Rules and Regulations of the Del Webb Sunbridge Homeowners Association, Inc. I acknowledge the presentation or receipt of the following items:

Renter/Co-renter

- _____ Copy of Lease.
- _____ Lease Rider/Non-Member form signed by both the owner(s) and renter(s).
- _____ Copy of Driver's License(s) or other age verification.

Scan and email to your Property Manager, Walter Beltran at wabeltran@castlegroup.com and/or via regular mail to: Del Webb Sunbridge, 2600 Del Webb Blvd, St. Cloud, FL 34771

Date: _____

PRINT RENTER (AND CO-RENTER) NAME(S):

ADDRESS: _____

RENTER'S SIGNATURE: _____

CO-RENTER'S SIGNATURE: _____

PROPERTY OWNER'S NAME(s):

PROPERTY OWNER'S ADDRESS:

CONTACT NUMBER:

OFFICE USE ONLY

Received by: _____

Date: _____

Rental Agreement Scanned:

Entered in Connect: _____



LEASE RIDER AND AFFIDAVIT of MEMBER

The undersigned Members(s) and Tenant(s) of the property in Del Webb Sunbridge located at:

Address of Members Property

Hereby affirm that this property has been leased or rented to: _____

Printed Name of Lessee/Renter

The stated term of the Lease/Rental period is from : _____ to _____

Undersigned Member(s) and Tenant(s) further state and affirm that:

1. All Lease Agreements shall be in writing and shall be submitted in conjunction with this form to the Association at least thirty (30) days prior to commencement of lease term.
2. The Member is responsible for the actions of its Tenants.
3. The lease of the property is for residential use only for a term of not less than twelve (12) months and shall at all times be occupied by at least one person fifty-five (55) years of age or older.
4. The Member(s) and Tenant(s) have been provided copies of all governing documents of the Association, including but not limited to the Declaration, Association Bylaws, Articles of Incorporation, and duly adopted Rules and Regulations.
5. Member(s) and Tenant(s) affirm they read, understand, and agree that the Association has the right pursuant to Article 9.16.7 of the Community Declaration to suspend for a reasonable period of time the use of the Common Areas and facilities and may levy reasonable fines for each day of a continuing violation or default in observing any of the provisions of said documents. The failure to pay such fines shall subject the Member(s) and Tenant(s) to any and all remedies available to the Association by law.
6. The lease contains the following language, or shall be considered included as an amendment there to by reference hereof and execution of this affidavit:

The lessee hereunder acknowledges that this lease is subject to the Community Declaration of Del Webb Sunbridge, Articles of Incorporations, By-Laws of Del Webb Sunbridge, HOA, Inc.; and Rules and Regulations provided hereunder, that lessee has read the same, agrees to be bound thereby, and that failure to comply with same may result in loss of the use of the Common Areas and facilities and or reasonable fines for each day of a continuing violation or default of compliance.

7. The Member(s) of the above referenced property understand that the appurtenant rights of the Member(s) shall be deemed to be assigned to the Tenant as they relate to the use of the Amenities and Common Areas, including but not limited to, use of parking facilities, pools, sports courts, fitness spa, social and activities facilities, and other

recreational areas, during the term of the rental or lease. The Member understands any and all Member I.D. cards issued for the above referenced property owners will be disabled and non-usable during the time of this lease. The Member shall, however, retain all voting rights relating to the property.

Signature of Member

Print Member Name

Signature of Member

Print Member Name

Signature of Tenant

Print Tenant Name

Signature of Tenant

Print Tenant Name