

Valley Wood Homeowners Association  
Rental Application

At least 15 days prior to lease or rental of any villa, this application must be completed and submitted to Parklane Real Estate Services, along with:

1. a non-refundable processing fee of \$100 for **each** applicant and **each** allowed occupant over the age of 18, made payable to Valley Wood HOA
2. a copy of each applicant's or allowed occupant's current driver's license or state-issued identification card.

**No renter may occupy a villa without written permission of the Valley Wood Board of Directors.**

**Applicant's name:** \_\_\_\_\_

**Villa address you wish to rent** \_\_\_\_\_ NPR, FL

**Valley Wood Community Rules:** Please read and initial each item listed below

1. **Applicant(s) acknowledge that Landlord has owned said villa for over two years.** \_\_\_\_\_(initial)
2. **Pets:** Renter acknowledges that (1) only **one** dog weighing up to 30 lbs at maturity OR **two indoor** cats are permitted; (2) Pet Application Form must be submitted along with a copy of your current or Pasco County license and photo of the pet(s). **Pet license must be renewed and submitted to Parklane Real Estate Services on a yearly basis.** \_\_\_\_\_ (initial)
3. Renter acknowledges that BBQ grills are to be used and stored in rear of villa \_\_\_\_\_(initial)
4. Renter acknowledges that bicycles are to be stored in rear of villa \_\_\_\_\_ (initial)
5. Renter acknowledges that trash cans and recycle bins are to be stored behind the shed or in the shed, out of sight of public view \_\_\_\_\_ (initial)
6. Renter agrees to maintain a neat and orderly appearance of the exterior of the villa and lot \_\_\_\_\_(initial)
7. Renter acknowledges and agrees to abide by all community and architectural rules and regulations of Valley Wood, as posted on the Tall Pines website at [www.tallpinesnpr.com](http://www.tallpinesnpr.com) on the Valley Wood page \_\_\_\_\_ (initial)
8. Renter agrees to obtain permission by owner and the Architectural Committee before any exterior work is done \_\_\_\_\_(initial)
9. Renter acknowledges and agrees to abide by the Master Association of Tall Pines rules and regulations \_\_\_\_\_(initial)
10. Renter acknowledges there is no Subleasing the villa \_\_\_\_\_(initial)
11. Renter acknowledges that no car work or repair is permitted on property \_\_\_\_\_(initial)
12. Applicant acknowledges there are only 2 parking spaces available per villa and no parking on the grass. Only 2 vehicles are permitted. Commercial vehicles and signs on personal vehicles are not permitted. Inoperable, unregistered and unlicensed vehicles are not permitted. Daytime parking on the street is allowed for visitors and vehicles at the residence for service calls. There is no on street parking from 12 AM to 6 AM \_\_\_\_\_(initials)

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**Owner's name and address:** \_\_\_\_\_

\_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Owner's phone number:** Home \_\_\_\_\_ Cell \_\_\_\_\_

**Renter's legal name:** \_\_\_\_\_

**Current address:** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Phone number:** Home \_\_\_\_\_ Cell \_\_\_\_\_

**Co-applicant's legal name:** \_\_\_\_\_

**Co-applicant's current address:** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Phone number:** Home \_\_\_\_\_ Cell \_\_\_\_\_

**Employment:**

**Applicant's Employer:** \_\_\_\_\_

**Employer address:** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Employer phone:** \_\_\_\_\_ **Contact person:** \_\_\_\_\_

**Co-applicant's employer:** \_\_\_\_\_

**Employer address:** \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Employer phone:** \_\_\_\_\_ **Contact person:** \_\_\_\_\_

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How many people will be living in the villa you intend to rent? \_\_\_\_\_ Ages: \_\_\_\_\_

First intended occupant age 18 or older: Legal Name \_\_\_\_\_

Address \_\_\_\_\_

Employer \_\_\_\_\_

Cell Phone \_\_\_\_\_ Home phone \_\_\_\_\_

Second intended occupant age 18 or older: Legal Name \_\_\_\_\_

Address \_\_\_\_\_

Cell Phone \_\_\_\_\_ Home phone \_\_\_\_\_

**Previous Rental/Owner Information:**

Previous address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Owned or Rented? \_\_\_\_\_ How long? \_\_\_\_\_

Landlord's name \_\_\_\_\_ Phone # \_\_\_\_\_

2nd Previous address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Owned or Rented? \_\_\_\_\_ How long? \_\_\_\_\_

Landlord's name: \_\_\_\_\_ Phone # \_\_\_\_\_

**Emergency Contact:**

Name \_\_\_\_\_

Phone # \_\_\_\_\_ Relationship \_\_\_\_\_

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**Signature**

The undersigned applicant(s) do hereby certify that the above information is accurate and true, and acknowledges that if any information is found to be false, permission to rent will be denied.

The applicant(s) acknowledge that the information supplied may be used to investigate the information contained in this application, and so authorize. The HOA or it's management company, Parklane Real Estate Services, may contact employers and landlords while conducting criminal background and credit checks.

Signed \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

**Submit this completed form, along with**

- 1. your \$100 check(s) made payable to Valley Wood HOA**
- 2. copy of driver's license(s) or state id(s) to:**

Parklane Real Estate Services  
Attn: Valley Wood  
2480 N Heritage Oaks Path  
Crystal River, FL 34442

Fax: 727-597-8427  
E-mail: info@parklaneres.com  
Phone: 727-232-1173

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**Office Use Only**

Board Members Approval \_\_\_\_\_ Date \_\_\_\_\_

Board Members Denial \_\_\_\_\_ Date \_\_\_\_\_