

MORNINGSIDE EAST, INC.

c/o Ameri-Tech Community Management, Inc.
24701 US Hwy 19 N, Ste 102, Clearwater, FL 33763
P: (727) 726-8000 x 232 | F: (727) 723-1101

PURCHASE/LEASE APPLICATION

At least two (2) weeks prior to lease signing and occupancy, a purchaser and/or tenant MUST complete this application and return it to Management company at the above address along with a \$100.00 non-refundable application fee per applicant made payable to Morningside East, Inc. (check or money-order only). Incomplete applications will be returned without approval.

All the governing documents of the Morningside East, Inc. association shall apply to any purchaser, tenant and owner/landlord. **THE ASSOCIATION'S GOVERNING DOCUMENTS PROHIBIT SUB-LEASING.** If a single tenant violates any of the Association's governing documents, the Association has the right to terminate the lease and evict all the tenants. The Association also reserves the right to refuse approval of the lease renewal for the tenants that violate the Association's governing documents. Please note, Ameri-Tech Community Management, Inc. will request a background check prior to lease approval.

Name of current owner: _____ Unit: _____

Property address of unit: _____

Purchaser Tenant Information (please check one)

Applicant	
Name:	
Address:	
City/State/Zip:	
SS#:	
Driver's License #:	State:
DOB:	
Phone:	
E-mail:	
Years at Previous Address:	
<input type="checkbox"/> Own <input type="checkbox"/> Rent \$	Payment/Month
Landlord's Name:	
Landlord's Phone:	
Reason for moving:	

List any evictions or previous convictions: _____

MORNINGSIDE EAST, INC.

Applicant's Employer Information:

Name:
Address:
City/State/Zip:
Phone:
Occupation:
How many years:

Provide three (3) references:

Previous Landlord:	Phone:
Employer:	Phone:
Other:	Phone:

Emergency Contacts (please provide 3):

Name	Address	City/State/Zip	Phone
1.			
2.			
3.			

Purchase or Lease Data:

Firm Name:	If sale, Closing Date:
Contact Name:	If lease, Start Date:
Address:	End Date:
Phone:	Purchasers Only, Unit Use:
Fax:	<input type="checkbox"/> Rental <input type="checkbox"/> Investment/Flip
E-mail:	<input type="checkbox"/> Full-time Residence <input type="checkbox"/> Part-time Res

Purchaser: Upon completion of purchase, you will become a member of the Association. All fees and assessments required by the Association are due and payable the first of each month. Delinquent fees are subject to a lien on property. The current monthly maintenance fee for Unit #: _____ is \$_____. Please note the maintenance fee is subject to change as set for the Association's governing documents.

Pets (15 lbs or less when full-grown only): A separate Animal Application must be completed for each animal and submitted to the Board for approval. A letter from a Veterinarian stating that the animal is up to date with rabies vaccinations must be attached to the Animal Application form. **All animals must be approved by the Board PRIOR to bringing them on the premises.** Animals must always be leashed, and the owner must pick-up any droppings left by his or her animal. There are children playing in the complex, so please walk dogs only on the sidewalk by the street or along the Pinellas Trail at the west end of the community.

MORNINGSIDE EAST, INC.

By signing below, I attest that all of the information provided in this application is true and correct to the best of my knowledge and I authorize the Association and/or Ameri-Tech Community Management, Inc. to conduct a background check or other investigation to verify the information in this application. Furthermore, I hereby acknowledge that I have received a copy of, read and understand the Association's Governing Documents and agree to abide by all of the Association's Governing Documents.

NOTE: Driver's license numbers and social security numbers are used for background checks and will be removed from the form upon completion of the background check.

Applicant's Signature

Date

 Approved

Disapproved, reason: _____

Board/Agent Signature

Date

Upon Association approval of this document, and provided all parties agree with Morningside East, Inc. Governing Documents, the new owner or tenant may begin occupying the unit.

BACKGROUND INFORMATION FORM

DATE: _____

I / We _____, prospective tenant(s) / buyer(s) for the property located at _____,

Managed By: _____ Owned By: _____,

Hereby allow TENANT CHECK and or the property owner / manager to inquire into my / our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I / we understand that on my / our credit file it will appear the TENANT CHECK has made an inquiry. I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK now or in the future.

PLEASE PRINT CLEARLY

<u>INFORMATION:</u>	<u>SPOUSE / ROOMMATE:</u>
SINGLE _____ MARRIED _____	SINGLE _____ MARRIED _____
SOCIAL SECURITY #: _____	SOCIAL SECURITY #: _____
FULL NAME: _____	FULL NAME: _____
DATE OF BIRTH: _____	DATE OF BIRTH: _____
DRIVER LICENSE #: _____	DRIVER LICENSE #: _____
CURRENT ADDRESS: _____	CURRENT ADDRESS: _____
HOW LONG? _____	HOW LONG? _____
LANDLORD & PHONE: _____	LANDLORD & PHONE: _____
PREVIOUS ADDRESS: _____	PREVIOUS ADDRESS: _____
HOW LONG? _____	HOW LONG? _____
EMPLOYER: _____	EMPLOYER: _____
OCCUPATION: _____	OCCUPATION: _____
GROSS MONTHLY INCOME: _____	GROSS MONTHLY INCOME: _____
LENGTH OF EMPLOYMENT: _____	LENGTH OF EMPLOYMENT: _____
WORK PHONE NUMBER: _____	WORK PHONE NUMBER: _____
HAVE YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO	HAVE YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO
HAVE YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO	HAVE YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO
SIGNATURE: _____	SIGNATURE: _____
PHONE NUMBER: _____	PHONE NUMBER: _____

TENANT CHECK HOURS OF OPERATION:
MONDAY - FRIDAY : 9:00 a.m. - 5:30 p.m.
SATURDAY : 11:00 a.m. - 4:00p.m.
 ALL ORDERS RECEIVED AFTER 5:00 p.m. (3:30 p.m. on Sat.) WILL BE PROCESSED THE NEXT BUSINESS DAY

TENANT CHECK FAX #: (727) 942-6843

IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE REPORT.

A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR REALTORS / PROPERTY MANAGERS / APARTMENT COMPLEXES / MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS