

ASPEN LEAF REALTY, INC.

750 EGRET CIRCLE

DELRAY BEACH, FL 33444

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Info@ALRFlorida.com • www.ALRFlorida.com

LEASE REQUEST FORM – OFF SEASON

(This is not a lease.)

YOUR NAME & ADDRESS: _____

HOME PHONE: _____ CELL PHONE: _____

E-MAIL ADDRESS: _____

CAR Info (Required by City of Delray Beach) Make _____ Model _____ Color _____

RENTAL RATES EFFECTIVE May 1 – Nov 30

Choice	Floor Plan Apartment Size	Rental/Mo
A/B	1-Bedroom / 1-Bath	\$1,300.00
C	2-Bedroom / 2-Bath Center	\$1,400.00
D	2-Bedroom / 2-Bath Corner	\$1,450.00

Second Choice: _____

ALL APARTMENTS ARE FULLY FURNISHED INCLUDING DISHES, POTS, LINENS, WASHER AND DRYER.

APTS IN BLDGS 1-9 INCLUDE ACCESS TO TWO SWIMMING POOLS + FITNESS CENTER

APTS IN BLDGS A&B INCLUDE ACCESS TO ONE SHARED SWIMMING POOL (BEHIND BLDG B) ONLY

Arrival Date Requested: _____ Length of Stay: _____

Additional Request: _____

IMPORTANT INFORMATION

Aspen Leaf Realty is **NOT** a management company.

LEASE: A lease is an agreement between Lessor and Lessee.

DEPOSIT: A Security Deposit equal to one month's rental must be received with this **Lease Request Form**. All deposit money is deposited into the Aspen Leaf Realty Escrow account. **Please Note** – Deposit does not guarantee an apartment until a lease is fully executed. Security deposit is refunded six weeks after departure.

TAXES: All leases for less than six months are subject to 7% Florida Sales Tax and 6% Palm Beach County Tourist Development Tax, totaling 13% of the lease amount.

CONDOMINIUM APPROVAL: An application to the Homeowner's Association, along with the nonrefundable \$100.00 application fee, will be required of each tenant. The application form and payment instructions are sent with the lease.

HOUSEKEEPING: Apartments are cleaned prior to arrival and after departure. Tenant is responsible to maintain the apartment during the lease period. Washer/dryer and vacuum are provided in the apartment

A minimum \$100.00 charge is deducted from each tenant's SECURITY DEPOSIT for a full clean upon that tenant's departure.

UTILITIES: Each rental includes basic cable television service, electricity (up to a reasonable maximum), and **LOCAL** telephone service only.

IMPORTANT: All apartment owners have toll blocks on their telephone service. You **MUST** use your personal cell telephone or calling card to make any toll calls or long-distance calls while in the apartment

INTERNET ACCESS: Some apartment owners have internet access available in their units. If the apartment you lease has such service available to you, you will be charged for the service at a rate of \$25.00 per month. We will provide information for you to set up your own internet access if you lease an apartment which does not already have the service.

FORMS OF PAYMENT: Aspen Leaf Realty can accept payment by personal check, business check, traveler's checks or money orders. All payments **MUST** be made in U.S. dollars, and drawn on a U.S. bank. Aspen Leaf Realty does not have the facilities to service credit cards.

CHECK-IN / CHECK-OUT: Check-in time is between 1:00 PM and 5:00 PM on the first day of the executed lease. You must check-in during

OFFICE HOURS. Check-out time is 11:00 AM on the last day of the executed lease. **THERE ARE NO EXCEPTIONS.**

CANCELLATIONS: Once the lease is executed, the tenant has a legal obligation to the apartment owner.

ASPEN LEAF REALTY has **NO** provisions for cancellation refunds or sublets.

RADON GAS – NOTICE TO PROSPECTIVE TENANT: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. Pursuant to 8404.058(B), Florida Statutes.

SUBSTITUTIONS: Aspen Leaf Realty will substitute a similar property, if one is available, for the same time period should your unit be sold or become unavailable for rent.

ACKNOWLEDGE: The undersigned hereby acknowledges understanding of, and agreement to all the information contained on this Lease Request Form.

NOT PET FRIENDLY

Date: _____ Signed: _____