



Checklist for Residency Application

- ✓ Completely filled out Application for Vista del Lago for each potential tenant (any children over the age of 18 must fill out an application);
- ✓ Request for Mortgage History OR Rental History (only fill out the top);
- ✓ Copy of Social Security Card and U.S. Driver's License; or a copy of a passport if applicant is not a U.S. citizen;
- ✓ Copy of latest pay stubs (minimum of 3 consecutive).

Please include a **NON-REFUNDABLE** application fee of \$30 **per applicant.**



Application for Vista del Lago

Date _____ Vista Address: _____ Homesite# _____

*Name: _____ SS# _____ - _____ - _____ DOB ____/____/____
Last First MI Jr. Sr. Prior

Driver License # _____ State _____ Single Married: Spouse Name _____ Divorced

Persons Residing In Home*:

Name	Relationship	Age	Date of Birth

Pets: Number _____ Type _____ Breed _____

Home Phone (____) _____ Why Moving? _____

Is this COMMUNITY your full-time residence? _____ Email: _____

If not, where can you be reached when you are not here?

*Other Address: _____ PHONE: _____

Present Address _____

Street Apt.# City State Zip Code

Present Landlord/ Rent Own Mortgage Holder _____ Phone (____) _____

Length of Residence ____/____ to ____/____ Monthly Rent/Mortgage \$ _____ Mortgage Acct.# _____
Mo. Yr. Mo. Yr.

Previous Address _____

Street Apt.# City State Zip Code

Previous Landlord/ Rent Own Mortgage Holder _____ Phone (____) _____

Length of Residence ____/____ to ____/____ Monthly Rent/Mortgage \$ _____ Mortgage Acct.# _____
Present Mo. Yr. Mo. Yr.

Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ to ____/____ Income _____ Per _____ Mgr. _____

Previous Mo. Yr. Mo. Yr.

Employer _____ City & St. _____ Phone (____) _____

Position _____ Dates Employed ____/____ to ____/____ Income _____ Per _____ Mgr. _____

Other Income: Mo. Yr. Mo. Yr.

Savings Account: \$ _____ Social Security: \$ _____ Retirement: \$ _____

In Case of

Emergency Notify _____ (____) _____

Name Relationship Address Phone Number

Have you or any member of your household ever been arrested [child or occupant 18 years or older]? Applicant: Yes ___ No ___

Have you ever had a foreclosure, filed for bankruptcy, had an eviction filed or left owing money to an owner, landlord or bank? Applicant: Yes ___ No ___

Have you applied for residency in the past 2 years at Vista del Lago, but did not move in or were denied residency? Applicant: Yes ___ No ___

Have you or any member of your household ever been placed on probation for any offense, pled no contest to any criminal offense or do you have pending charges against you? Applicant: Yes ___ No ___

Have you ever had adjudication withheld or been convicted of a crime? Applicant: Yes ___ No ___

If you have answered yes to any of the above questions please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION - Applicant represents that all of the above information and statements on the application for rental or purchase are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management. **Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination or right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.** *Applicant is subject to rejection if additional applicant listed in the 'Persons Residing In Home' section of this application are denied residency. Applicant also understands Peterson Investments LLLP dba Vista del Lago and its affiliates do not discriminate on the basis of race/ethnicity, color, national origin, sex, religion, age, disability, veteran status, marital status or receipt of income from public assistance programs.

NON-REFUNDABLE APPLICATION FEE - Applicant(s) agree to pay \$30 for a non-refundable application processing fee per applicant.

Applicant's Signature

Date

*****To Be Completed By Sales or Rental Office*****

Co. Agent _____ # of Bedrooms _____ Sale/Rental Amount \$ _____ Cash Finance

Phone (407) 239-7901

Privacy Notice

WHAT DOES PETERSON INVESTMENTS, LLLP DBA VISTA DEL LAGO DO WITH YOUR PERSONAL INFORMATION?

WHY?

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

WHAT?

The types of personal information we collect and share depend on the product or service we have with you. This information can include:

- Social Security number and income
- Account balances and payment history
- Credit history and credit scores

When you are *no longer* our customer, we continue to share your information as described in this notice.

HOW?

All financial companies need to share customers' personal information to run their everyday business. In the section below, we list reasons financial companies can share their customers' personal information; the reasons Peterson Investments, LLLP DBA Vista Del Lago chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information:	Do we share?	Can you limit?
For everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus.	Yes	No
For our marketing purposes – to offer our products and services to you	Yes	No*
For joint marketing with other financial companies	No	N/A
For our affiliates' everyday business purposes – information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes – information about your credit worthiness	Yes	Yes
For our affiliates to market our products and services to you	Yes	Yes
For non-affiliates to market to you	No	N/A

*Although the sharing of this information cannot be limited, you may let us know whether or not you wish to be contacted for marketing purposes.

WHO WE ARE

Peterson Investments, LLLP DBA Vista Del Lago respects your privacy and is committed to protecting it. We provide this Privacy Notice to inform you of our Privacy Policy and practices and of the choices you can make about the way your information is collected and how that information is used.

WHAT WE DO

How does Peterson Investments, LLLP DBA Vista Del Lago protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Peterson Investments, LLLP DBA Vista Del Lago collect my person information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> - Apply for residency or loans - Take part in our Rental Program - Use your credit or debit card

	<ul style="list-style-type: none"> - Gate cards & decals - We also collect your personal information from others such as credit bureaus and affiliates.
Why can't I limit sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> - Sharing for affiliates' everyday business purposes – information about your credit worthiness - Affiliates from using your information to market to you - Sharing for non-affiliates to market to you - State laws and individual companies may give you additional rights to limit sharing.

Note: We may share certain customer information with government and consumer reporting agencies as permitted or required by such laws as the Federal Right to Financial Privacy Act. These disclosures are usually made for your benefit and for specific circumstances, for example, verifying identities to reduce fraud and identity theft or for prompt credit approval or as required by law, such as in response to a subpoena or court order.

Affiliated Business Disclosure Statement

This is to give you notice that Peterson Investments, LLLP DBA Vista del Lago has a business relationship with affiliated companies. Because of this relationship, certain customer information may be shared with these affiliated companies as well as government and consumer reporting agencies as permitted or required by such laws as the Federal Right to Financial Privacy Act. This disclosure is made for your benefit and for specific circumstances for example, verifying identities to reduce frauds and identity theft or for prompt credit approval or as required by law, such as in response to a subpoena or court order.

Our Affiliated Companies

Leary Management Group, Inc.
 Peterson Investments, LLLP DBA Vista Del Lago (a.k.a. Clubhouse, Vista Sales, Vista Rentals, VDL Home Services)
 Shoppes at Vista del Lago, LLC
 Vista A/C Mini Storage
 Primary Property Management, LLC DBA Primary Capital
 Haines Depot, LLC
 Pricap Lending, LLC
 CFL Property Group
 Residential Investment Properties, LLC
 Lumber Yard, LLC

Questions? Call 407-597-3100 or visit www.learygroup.com

ACKNOWLEDGEMENT

I/we have read this disclosure form, and understand that Peterson Investments, LLLP. DBA Vista del Lago may share my personal information with affiliated companies listed.

 Authorized Signature

 Print Name

 Date

 Authorized Signature

 Print Name

 Date



DRUG/CRIME FREE ADDENDUM

In consideration of the execution or renewal of the lease, Owner, Management and Resident agree as follows:

1. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, transportation, storage, use, or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance including but not limited to marijuana or cocaine and/or illegal drug paraphernalia.
2. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, while a resident of these premises.
3. Resident or member of the household will not permit the dwelling unit inside or out to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident or member of the household will not engage in the manufacture, sale, storage, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.
5. Resident, any member of the Resident's household, or a guest or other person under Resident's control shall not engage in any illegal activity including but not limited to prostitution, public drunkenness, lewd behavior, trespass by your guests if they have previously received a trespass warning, dangerous operation of a motor vehicle in the premises, disorderly conduct, street gang activity, battery, assault, discharging weapons, acts of violence or threats of violence, sexual crimes on or off the premises, or any breach of the lease agreement that otherwise jeopardizes the safety or welfare or any persons.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and material noncompliance with the Rental Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION, but shall be a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.

Tenant Signature

Date

Tenant Signature

Date



Request For Rental History

To: _____ (Name of Landlord)
_____ (Phone or Fax of Landlord)
_____ (Account Number)
Re: _____ (Potential Resident Name)

The above identified person has applied for residency with Vista del Lago and has indicated To us that you now have (or recently had) this family as a tenant in your property
Location at: _____
As indicated by these persons signatures noticed below, the tenant consents to the release of information pertaining to their rental history. We would greatly appreciate your cooperation in completing the applicable areas below:

Tenant's Signature: _____ **Date:** _____

To be completed by the rental company only. Please answer the following questions regarding the tenant's rental history:

Move in date: _____ Move out date: _____
Rental amount: \$ _____ Lease completed: Yes ___ No ___ Not Yet ___
Lease expires on: _____ Was proper notice given? Yes ___ No ___
Any NSF Checks? Yes ___ No ___ Number of late payments: ___ 5 days or more
Deposit Returned? Yes ___ No ___
Is any money currently owed? Yes ___ No ___ If So how much? _____
Was eviction filing required? Yes ___ No ___ Date: _____
Amount owed \$ _____
Would you lease to this tenant again? _____

Condition of apartment upon move-out: _____

Other lease violations: _____

Additional Comments: _____

Signature: _____ Phone Number _____

Date: _____

Please fax back to 407-597-3141 ATTN: _____

If you have any questions please call **407-597-3200**