

**ASPEN LEAF REALTY, INC.**  
750 EGRET CIRCLE  
DELRAY BEACH, FL 33444  
PHONE: (561) 272-1688 FAX: (561) 272-0139  
Info@ALRFlorida.com • www.ALRFlorida.com  
**LEASE REQUEST FORM – SEASONAL**  
(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 \_\_\_\_\_

☐ Check here if you are planning to rent a car after your arrival in Delray Beach

WE DO NOT EXPECT TO HAVE APARTMENTS AVAILABLE FOR THE SINGLE MONTH OF FEBRUARY.

**RENTAL RATES EFFECTIVE Dec 1 – Apr 30**

<u>Choice</u>	<u>Floor Plan</u>	<u>Apartment Size</u>	<u>Rental/Mo</u>
<input type="checkbox"/> A/B	1-Bedroom / 1-Bath		\$3,200.00
<input type="checkbox"/> C	2-Bedroom / 2-Bath Center		\$3,700.00
<input type="checkbox"/> D	2-Bedroom / 2-Bath Corner		\$3,900.00
<input type="checkbox"/> E	3-Bedroom / 2-1/2 Bath		\$4,200.00

Second Choice: \_\_\_\_\_

**ALL APARTMENTS ARE FULLY FURNISHED INCLUDING DISHES, POTS, LINEN, WASHER AND DRYER.  
INCLUDES SWIMMING PRIVILEGES.**

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 of **\$500.00** 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 6% Florida Sales Tax, 1% Palm Beach Infrastructure Surcharge 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:** A minimum charge is deducted from each tenant's SECURITY DEPOSIT for a full clean upon that tenant's departure. (Minimums are: \$75 for 1-Bedroom apartments; \$100 for 2-Bedroom Center or Corner apartments; \$125 for 3-Bedroom apartments.)

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

**IMPORTANT:** Not all apartment owners have telephone service. Those with service have blocks on long distance and toll calls.

Therefore, 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:** All apartment owners in Bldgs 1-9 have internet access available in their units. 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.

**PAYMENT REQUIREMENTS:** LEASE AMOUNT & TAX TO BE PAID IN FULL UPON RECEIPT OF INVOICE FOR:

LEASES BEGINNING IN DECEMBER OR JANUARY DUE NOVEMBER 1st

LEASES BEGINNING IN FEBRUARY, MARCH OR APRIL DUE DECEMBER 1st

**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.** Please note monthly **DEPARTURE** dates are: DEC 30, JAN 30, FEB 28, MAR 31.

**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.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_