

**Lake Berkley Masters Homeowners Association**  
**7800 Southland Blvd, Suite 104**  
**Orlando, Florida-32809**  
**srkresidentialcommunities.com**

## Lake Berkley Extended Short-Term Rental Requirements

Any Short Term Rental that will exceed 120 days must be pre-approved prior to taking occupancy. Any existing occupants on Short Term must get approved to extend the rental to six months . At no time will any Short-Term renter be permitted to rent for longer than six months.

- Valid E Mail Address
- Valid Credit Card or Debit Card with a Visa or Master Card Logo
- Minimum of 2 years at current employment, which means local employment ( Consent to verify Employment Must Be Provided ). Moving from out of state unless with same employer would not be considered as the employment is not able to meet the current employment requirement
- Copies of last 2 paystubs required. Income must exceed 4 times the amount of the rent for which applying
- 2 years of verifiable prior rental or homeowner history on all applicants. Only 1 late payment in 12 months permitted. No disciplinary warnings from Landlord.
- Pass a credit check of 700 or higher, Beacon/FICA/FICO score
- Pass a Criminal Background Check . No felonies or Convicted Felon , No sexual Predator .
- Pass a Skip / Eviction Trace . No Skips or Evictions .
- No Pets Allowed
- Valid Drivers License or State Issued Identification Card
- Parking Spaces Limited to 2 Assigned Parking Spots Only for rentals in the Villa's and Lake Berkley Townhomes. Must list the two vehicle's that will be parked on the property and also register at the guardhouse . For the Manors because of the Address the number of cars may vary depending on the driveway space available. The maximum is 4 cars on the largest driveway. No Commercial Vehicles allowed on the property and all vehicles on the property and the overflow lot must have valid registration and Insurance .
- No Judgments or Bankruptcy's
- All adults over age 18 that will be living in the unit must pass the screening
- Must have a Valid US Social Security Number

## NOTICE

**OWNERS, REALTY COMPANIES, AND MANAGEMENT COMPANIES DO NOT DO ANY APPLICANT SCREENING AFTER THE APPLICATION IS BROUGHT TO OUR MANAGEMENT COMPANY. THEY CAN DO THEIR OWN PRELIMINARY SCREENING BEFORE IT GETS TO US. ONCE THAT HAS HAPPENED ALL THAT IS NEEDED IS TO MAKE SURE THAT YOU GET THE APPLICANT TO FILL OUT THE RENTER APPLICATION AND HAVE THEM GET IT TO OUR MANAGEMENT COMPANY. WE USE A SERVICE PROVIDER FOR THE SCREENING PROCESS BASED ON OUR CRITERIA. ONCE OUR MANAGEMENT COMPANY RECEIVES THE APPLICATION THEY WILL SEND THE FORM FOR PROCESSING AND WE WILL NOTIFY YOU OF THE RESULTS WHEN RECEIVED. THE RESULTS ARE FINAL.**

SRK Residential Communities Charges a Non-Refundable Rental Application Fee of \$75.00 per adult 18 years and older \$100.00 for a married couple. All intended occupants 18 and older must complete a rental application. (Application Fees Must Be Paid In The Form Of A Money Order Or Cash, No Personal Checks or Credit Cards Accepted For Rental Applications .

If an application is presented to our office for processing and we can determine based on the information provided on the application that there are deficiencies that do not meet the requirements, we will notify the applicant and or the realtor to advise that the application cannot be processed.

If an application is processed and the applicant does not meet these requirements we will issue a notice of Decline directly to the applicant.

The association will not waiver from any of the guidelines, all applicants are processed under the same terms and conditions. Once the outside processing company renders their decision if denied, the Association & SRK will not discuss the outcome with the applicant, the realtor, manager or the owner of the property.