



DOCUMENTS

New Tenant HOA Requirements - provide office with copy of current lease. All residents are requested to fill out Resident Information form located in office.

Dear Prospective Tenant,

Thank you for your interest in one of our rental properties.

The Background check is \$100.00 per person for each person over the age of 18

Color copy of drivers license.

Verification of income: Current pay slip, prior year W2, last years tax return. We ask for income to be 3 times the amount of the rent.

Repair Requests

1. <http://www.leaseinorlando.com/>
2. _when we get a request we send to the landlord to get an ok to send appropriate person out to help resolve the issue. Unless it is an emergency please allow 24 hours
3. To set up payments to pay rent from your bank account please call Jennifer on 321 209 2212
4. Otherwise please mail rent to Lease in Orlando
Any rent received postmarked after the 5th will be subject to late fees per lease.
We collect the rent on the 5th and on the 10th. Checks will be cleared by the 15th of the month.

5. If you get a leak from the condo upstairs please contact the HOA immediately 407 787 0133
6. If you have a pest issue please contact HOA to schedule pest control
7. You need to give 60 days notice BEFORE THE END OF LEASE DATE if you wish to vacate.

ID BADGES

These open everything on property (gates and amenities). Replacement cards \$25.00 Check or money order from HOA

MAILBOX

Lock change \$10.00 Extra keys \$2.00 Check or money order.

CABLE SERVICE

Bright House Cable 407-291-2500.

Dish is acceptable but cannot attach to any outside structure.

UTILITIES

Duke Energy 1-800-700-8744 Water and sewer are included in HOA fees.

FITNESS CENTER HOURS 6 a.m. to 10 p.m. (16+ yrs old)

POOL HOURS 6 a.m. to 10 p.m.

CLUBHOUSE HOURS Monday thru Friday 9 a.m. – 4:30 p.m

Saturday 9 a.m. – 2 p.m.

PETS

Please pick up after your pet and dispose of waste in provided trash containers. Bags are supplied at pet stations throughout the complex. For restrictions please see the Rules and Regulations.

IN WRITING

Please submit all comments and permission for vendors and maintenance staff to enter units in writing to:

Arturo.vasquez@fsresidential.com

IMPORTANT NUMBERS

Non-Emergency: 407-348-2222

Post Office: __601 Market St. Kissimmee, FL 34747__ 800-275-8777

Hospital: 407-889-1000

400 Celebration Place Celebration, FL 32703

Urgent Care Center: 352- 243-3555

1 503 Sunrise Plaza Dr. Clermont, FL 34714

SCHOOLS

K-8: Westside 8:50 a.m. – 3:55 p.m.

Wednesday Early Out 407-390-1748

9-12: Celebration High School 7:10 a.m. - 2:10 p.m.

Wednesday Early Out

321-939-6600

Lease in Orlando 321 939 7671