



# TAMIAMI VILLAGE RENTERS POLICY

## Purpose:

To establish a systematic and consistent policy for the renting of homes in Tamiami Village. To ensure that renters have clear and concise direction in regards to their obligations when renting a home in Tamiami Village.

## Requirements:

1. Prior to advertising their home for rent, homeowners are required to complete and submit the Notice of Intent to Rent form to the Tamiami Village & RV Park office. The form must include the names of the potential or returning renters as well as the complete rental dates. Incomplete forms will not be accepted, and rental applications will not be processed until the Notice of Intent to Rent form has been received for each rental. A new Notice of Intent to Rent form is necessary for each rental.
2. Complete **ALL** sections of the application and provide accurate and complete information. Any documents submitted to the office must be clear and legible. Ensure that all information is easily seen and read and no parts of the document are cut off. Incomplete applications will not be accepted. Please be aware that submitting an application does not guarantee approval. We will review your application and make a decision based on our screening criteria. If you have any questions or concerns regarding the application process, please do not hesitate to contact our office at 239-997-2697. We are here to help you through the process.
3. Tamiami Master Association, Inc. has contracted C4 Operations Background Check Services and applies the same process and criteria for all renters, buyers, and additional occupants.
4. Applicants are required to consent to a credit and criminal background check, have a credit score of **650** or higher with no delinquencies, meet minimum income requirements, and possess a clean credit and criminal background. Not having a credit score means the applicant does **NOT** meet the criteria. Processing time is three - ten business days for US residents and five-fourteen business days for non-US residents. Minimum processing time after the background check has been received from C4 Operations Background Check Services is thirty (30) days.
5. Returning renters may be exempt from paying the application fee, the background and credit check for the new rental period. In order to qualify for the exemption, the renter must **NOT** have missed a season of renting in the Tamiami Community since their background check was processed and approved. An application must be completed and submitted to the Tamiami Village & RV Park office for approval prior to the renter's return each season. This will provide the office with the rental address and dates of each stay for record keeping purposes.
6. If a returning renter missed the previous season and the background and credit check was processed and approved within two (2) years of the start date of the new rental period, the renter may be exempt from paying the application fee and the background and credit check.
7. If a returning renter missed the previous season and the background check was processed more than two (2) years prior to the start date of the new rental period, a full application must be completed, the application fee must be paid, the applicant must pass the background, credit check, and meet the

minimum requirements as seen on the Tamiami Village Renters Policy.

8. An approved application is required for each rental period from each renter, even if they are exempt from the background and credit check and paying the application fee. All returning renters' applications must be approved by management for each stay. Homeowners who rent their homes in Tamiami Village without notifying management by completing the Intent to Rent form are in violation of the **Tamiami Village Rules, Regulations and General Guidelines**. Renters who rent in Tamiami Village without management approval, are in violation of the **Tamiami Village Rules Regulations and General Guidelines**.
9. Each rental period requires an orientation, which includes mandatory forms that must be completed by all renters and turned into the office for approval prior to the renter's arrival.
10. If the background and credit check was processed and approved to rent in the Tamiami Community within two (2) years of the start date of the new rental period, the renter may be exempt from paying the application fee and the background and credit check.
11. The minimum monthly income required is three (3) times the monthly maintenance fee of a non-certificate, Phase I corner lot within Tamiami Village. Acceptable forms of proof of income are recent paystubs displaying a minimum of one (1) month's income, recent tax returns, Social Security or pension statements. Bank statements are not accepted.
12. Individual income qualifications must be met by all applicants, with the exception of legally married couples. Unmarried couples, common-law couples, and individual incomes will not be combined to determine eligibility.
13. US Applicants must submit the Tamiami Master Association, Inc. application, a clear copy of a valid US driver's license or state ID, proof of income, (as listed above) and pay the nonrefundable application fee of \$100 per legally married couple or per individual, which must be paid by check or cash only.
14. Canadian applicants must submit the Tamiami Master Association, Inc. Application **AND** the Canadian Application, a clear copy of a valid Canadian driver's license, the biometrics page of a valid Canadian Passport, and proof of income (as listed above) and pay the nonrefundable application fee of \$100 per legally married couple or per individual.
15. Applicants outside of the US and Canada must contact the Tamiami Village & RV Park office for information on the specific forms, documents, and fees required in addition to the standard application and proof of income (as listed below).
16. At least one occupant must be fifty-five (55) years or older, and the additional occupant can be no younger than fifty (50) years of age to become residents. Non-resident owners are not required to be fifty-five (55) years or older but must complete a notarized affidavit stating they will not reside in the home.
17. Guests staying overnight must be registered with the office by the homeowner or tenant for no more than thirty (30) nights per one (1) year period. The one (1) year period will be calculated from the first night of stay. Registered guests who will be present in the home while the homeowner or the tenant is away must be 55 years of age or older. Registered guests under the age of 55 are not permitted to be in the home within Tamiami Village while the homeowner or tenant is away.

18. Swim tags are required for each guest over the age of (5) who will be using the amenities. There is a refundable deposit due for each swim tag, payable by cash only and the swim tags must be returned to the office within 3 business days upon departure of the guests. Swim tags are NOT to be transferred from guests to guests without being returned to the office. Homeowners or tenants who fail to register their guests for each stay will be in violation of the Tamiami Village Rules, Regulations and Guidelines and their guests will not be permitted to use the amenities. Swim tag colors are changed **periodically**. The deposit is forfeited for swim tags which are not returned before the color changes, except when the color is changed prior to the departure date of the registered guests, then the refund will be granted providing that the swim tags are returned within 3 business days of the registered guests departure date. Tags returned after hours dropped in the overnight slot must be in an envelope with the homeowner's or tenant's name and address attached.
19. Occupants residing in the home, intending to stay for more than thirty (30) nights in a one (1) year period, must meet the same requirement as an owner by applying for residency and being approved prior to exceeding the thirty (30) night stay.
20. Tamiami Village allows a maximum of two (2) pets with a weight limit of twenty-five (25) pounds maximum per pet. Pets shot records and licenses must be submitted with the application. Restricted breeds are not permitted. Matters involving service animals over the weight limit, are handled by the association's attorney after the applicant(s) have been approved.
21. Once the background and credit checks have been received from C4 Operations Background Services, and are deemed acceptable, applicants must complete the **Renters Acknowledgement of Receipt and Agreement to Abide by the Tamiami Village Rules, Regulations and General Guidelines**.
22. All applicants must submit ALL required documents: application (and application fee), proof of income, identification, whether a pet will be residing at the home, pet's shot records and license. The application is not considered complete until all required documentation has been received. The received date of the application will reflect the date that all documents and fees have been received.
23. Currently there are \_\_\_\_\_ applications for purchase and/or rental ahead of this application. Applications are handled on a first come, first serve basis to ensure fairness for our residents and applicants. It is imperative that the application be submitted completely filled out as soon as possible to ensure timely processing.

**Supporting Documents:**

Application for Buyers, Renters or Additional Occupants

Canadian Application for Buyers, Renters or Additional Occupants

Recognition of Tamiami Village 55+/50 Status and Non-Residency Statement

Renters Acknowledgement of Receipt and Agreement to Abide by the Tamiami Village Rules, Regulations & Guidelines

Tamiami Village Rules & Regulations

Tamiami Master Association, Inc. Motions:

July 20, 2023

July 28, 2023

January 11, 2024