

# HOLLYBROOK GOLF & TENNIS CLUB CONDOMINIUM APTS.

## *Seasonal Rental Policies and information*

The information below is a summary of some of the important rules, qualifications, and information you need to know before considering the rental of a condominium apartment in Hollybrook. The most current Condo association rules and regulations that we have may be downloaded from our website or requested from us by email. You may also inquire at the condo association at (954) 431-0600

**Hollybrook** is a community of 1902 condominium units, administered by a single Board of Administration consisting of 20 Directors and 5 officers.

**Rental Apartments:** There is a general policy of NO SMOKING in the rental units and NO PETS. Exceptions to this will have to be approved by the individual apartment owners (Landlord). All apartments are fully appointed including all furniture, accessories, phones, linens, dishes etc. All units are cleaned before occupancy.

**Amenities:** Tenants will have complete access to all amenities of Hollybrook Golf & Tennis Club including free Golf (cart rental charge only) unless otherwise waived by the tenant.

**Occupancy:** Up to 4 persons can occupy a 2 bedroom or 2 bedroom convertible apartment and up to 3 persons for a 1 bedroom unit. All occupants listed on the lease must register at the administration building at the same time upon arrival.

**Age Requirements:** Hollybrook is a legal "Over 55 Community" Apartments must be occupied by at least one person over the age of 55. No occupant listed on the lease or application may be under 18 years of age.

**Apartment Sharing:** the Condo Association at Hollybrook does not permit split leases. Landlords are only permitted to rent their apartments one time each year. All tenants named in the lease must show up at the same time to acquire their ID cards and car transponders. The association only permits sharing among family members. For more information about this you may contact the Hollybrook Golf & Tennis Club Condo Association directly at 954-431-0600.

**Florida State Short Term Rental Tourist Tax:** The State of FLorida Requires that a tourist tax (currently equal to 11% of the rental price) be paid for all "short term" rental leases of **6 months or less**. Landlords are required to submit this tax to the proper authorities and may require the tenants to reimburse them prior to occupancy. An explanation of this tax may be downloaded at the rental page of our website.

**Hollybrook Realty, LLC Policy and Fees:** Available rentals are listed on the rental page of our website at [www.hollybrook.net/rentals.php](http://www.hollybrook.net/rentals.php) Hollybrook Realty LLC acts as a transactional leasing agent only. There is a one time service charge in to seasonal tenants payable to Hollybrook Realty prior to occupancy. Hollybrook Realty will act in good faith and remain available to help resolve problems during occupancy, however, takes no responsibility in resolving any disputes between the landlord and the tenant. Security deposit refunds are the sole responsibility of the landlord. Security deposits should be returned within a reasonable period of time and in accordance with Florida law. Any dispute regarding the return of such deposits must be settled between the landlord and the tenant directly.

**Security Deposits, Rental payments and Association Fees :** A security deposit equal to one month's rent is required to hold an apartment. Security deposits submitted in advance and rental payments, due 14 days prior to occupancy, are made payable to and held by the landlord. Upon receipt of security deposit tenants will be sent a lease and the application form required by the condo association. The Hollybrook Golf & Tennis Club Condo Association also requires a \$500.00 security deposit per person (married couples are considered as one person) payable upon registration, which is returned by the association after returning the ID cards and car transponders upon departure, less a small fee of \$25.00 . Landlords are also required to provide tenants with a current copy of the Hollybrook Condominium Rules and regulations at a cost of \$25.00 to be paid by the landlord.

**Condominium Association Application and Interview** The application processing fee for Non-Florida residents is \$195.00 per applicant (\$155 each for Florida residents). Husband and wife are deemed to be one (1) applicant. Returning tenants are eligible for reduced fees. After applying you may be notified to meet with the screening committee for a personal interview. Non-Florida residents may request a telephone interview.

**Telephone and Electric:** The landlord will maintain electric accounts and pay all bills during tenant's occupancy, however tenants are responsible for electric charges which will be subtracted from the security deposit before it is returned to them (copies of bills should be included with security deposit return). If Landlord maintains telephone and/or internet services for the tenants they will be handled in the same way. Landlords should account for these funds within a reasonable period of time after receiving the final telephone and electric bills.

High speed internet services are available through AT&T (DSL) and Comcast (cable) if desired and may be arranged for directly by the tenants if desired.

**Vehicles** Overnight parking of pick-up trucks, motorcycles, campers, trailers, etc listed in Hollybrook's Rules & Regulations is prohibited.

**If you have any additional questions please call us at (954) 431-6600**