



RENTAL LISTING CONTRACT EXCLUSIVE RIGHT AND AUTHORITY



- 1 THIS RENTAL LISTING CONTRACT (this "Contract") is made and entered into on (Insert Date) 1/17/17
- 2 between: ("LANDLORD") Margaret J Busby and
- 3 ("BROKER") Keating Associates
- 4 1. **PREMISES/PROPERTY:** For valuable consideration, LANDLORD hereby grants to BROKER the exclusive right and authority to rent the
- 5 premises having the following street address: 1303 Naples Lake Dr
- 6 and if applicable, together with Parking Space(s) (#) _____, Garage(s) (#) _____, Cabana(s) (#) _____, Storage Locker(s) (#) _____, and
- 7 Boat Dock(s) or Slip(s) (#) _____ to which LANDLORD has an exclusive right of use and the right to rent (collectively, the "Premises"), legally
- 8 described as follows: Moan Lake Unit Two Bldg A Lot 23
- 9 2. **TERM OF LISTING:** BROKER shall have the exclusive right and authority to rent the Premises for a period of time commencing on
- 10 2/1/17 ("Contract Commencement Date") and terminating on 2/1/18
- 11 ("Termination Date"). The Contract Commencement Date shall be the date this Contract is signed by LANDLORD if no Contract Commencement
- 12 Date is inserted. The Termination Date shall be one (1) year from the Contract Commencement Date if no fixed date is inserted. LANDLORD agrees
- 13 to pay BROKER the agreed upon rental commission compensation for all rentals for the Premises (or portion thereof) procured under and during the
- 14 time of this Contract, including rentals between LANDLORD and Tenant, all reservations, renewals, assignments, and transfers outside the
- 15 Termination Date of this Contract, as per Paragraph 4B.
- 16 3. **TERMS OF RENTAL:** BROKER'S exclusive right and authority to rent shall be for the following rental amount and terms, or upon any other
- 17 rental amount or terms to which LANDLORD may hereafter consent:
- 18 A. Seasonal Rent: From: _____ To: _____ \$ _____
- 19 per month, plus all sales and service taxes imposed by any taxing authority.
- 20 B. Off-Season Rent: From: _____ To: _____ \$ _____
- 21 per month, plus all sales and service taxes imposed by any taxing authority.
- 22 C. Annual Rent: \$ 1500 - 1700 per month.
- 23 D. Security Deposit: \$ 1 month to be held in accordance with Florida law.
- 24 E. Advance Rent Requested: \$ last month
- 25 F. Availability: PROPERTY will be available AT ALL TIMES during the RENTAL LISTING CONTRACT PERIOD, unless otherwise agreed to
- 26 between LANDLORD and BROKER or unless otherwise set forth in this Contract.
- 27 G. Restrictions:
- 28 (1) Smoking is [SELECT ONE. IF NO SELECTION IS MADE, (1) SHALL APPLY]: ☒ (1) prohibited or ☐ (2) permitted.
- 29 (2) Pets are [SELECT ONE. IF NO SELECTION IS MADE, (1) SHALL APPLY]: ☒ (1) prohibited or ☐ (2) permitted.
- 30 Type of permitted pets: _____
- 31 (3) Other: _____
- 32 H. Furnishings: The Premises are offered [SELECT ONE. IF NO SELECTION IS MADE, (1) SHALL APPLY]:
- 33 ☒ (1) unfurnished or ☐ (2) furnished. If the Premises are offered furnished, LANDLORD [SELECT ONE. IF NO SELECTION IS MADE,
- 34 (1) SHALL APPLY]: ☐ (1) agrees or ☐ (2) does not agree to provide BROKER with a copy of the inventory within 10 days after the
- 35 Commencement Date of this Contract.
- 36

37 I. Utilities and Additional Expenses: Fill in each blank space in this section with "L" for LANDLORD or "T" for Tenant. If space is left blank,
38 LANDLORD will be required to pay for that item. ("A" = Annual; "S" = Seasonal.)

ITEM	A	S	ITEM	A	S	ITEM	A	S
Electric	<u>T</u>	—	Long Distance and Toll Calls	—	—	Golf Transfer Fee	—	—
Basic Cable	<u>T</u>	—	Exterior Pest Control	—	—	Pre-Occupancy Cleaning	—	—
Sewer	<u>T</u>	—	Pool Maintenance	—	—	Post-Occupancy Cleaning	—	—
Water	<u>T</u>	—	Propane Pool Heat	—	—	Association Maintenance Fees	—	—
Trash	<u>O</u>	—	Heat & A/C Filters	<u>T</u>	—	Association Tenant Security/ Common Area Deposit \$	—	—
Lawn Care	<u>O</u>	—	Interior Pest Control	<u>O</u>	—	Association Application Fee(s)	—	—
Local Phone	—	—	Real Estate Taxes	<u>O</u>	—	Pet Deposit	—	—
Other	—	—	Rec. Lease Fee \$	—	—	Credit Application Fee	—	—
Other	—	—	Transfer Fee \$	—	—	BROKER Application Fee	—	—

39 [SELECT ONE. IF NO SELECTION IS MADE, (1) SHALL APPLY]: X (1) Tenant or ☐ (2) LANDLORD shall pay all charges for hookup,
40 connection and deposit for the above utilities except: _____

41 4. **LANDLORD'S OBLIGATIONS: LANDLORD AGREES:**

42 A. To pay BROKER compensation of [FILL IN THE APPROPRIATE % AND/OR AMOUNT]:

43 ☐ 10 % of all gross rental income, whether procured by BROKER or LANDLORD including advance rent,
44 ☐ and \$ _____ as set forth in the rental agreement, or ☐ a fee of \$ _____ for BROKER's services, plus any
45 federal, state and local taxes that may be due for BROKER's services, payable as follows: None

46 B. If a Tenant procured hereunder enters into a renewal rental agreement, extension agreement or new rental agreement(s) of the Premises
47 within _____ months after the Termination Date of this Contract, BROKER shall be deemed the procuring cause and shall be paid the leasing
48 compensation as per Paragraph 4.A.

49 C. If the Premises are sold to Tenant during the term of the rental or any renewal thereof, or within 90 days thereafter, to pay at
50 closing to the real estate broker Compensation of 6 % of the purchase price of the Property
51 ☐ and \$ _____ OR ☐ a flat fee of \$ _____ to BROKER.

52 D. TO PAY THE COMPENSATION TO BROKER WHETHER TENANT IS SECURED BY BROKER OR BY ANY OTHER PERSON AND TO
53 REFER TO BROKER ALL INQUIRIES ABOUT THE PREMISES, WHETHER THEY ARE FROM OTHER BROKERS, LICENSEES, OR ANY
54 OTHER PERSONS OR ENTITIES.

55 E. If the Premises are sold to a buyer other than Tenant during the term of the rental, to pay at closing all unpaid portions of BROKER's rental
56 compensation for the entire term of the rental.

57 F. To provide BROKER access to the Premises for the purpose of inspection or presenting it to prospective tenants and/or buyers at
58 reasonable hours.

59 G. To maintain and repair the Premises including, but not limited to, the roofs, porches, windows, exterior walls, screens, foundations, floors,
60 structural components, locks, keys, and steps, and to keep the plumbing, heating, air conditioning systems and appliances in working order, except
61 where Tenant has agreed to provide such maintenance. LANDLORD shall also ensure that the Premises comply with all applicable building,
62 housing, and health codes including, but not limited to, ensuring that a working smoke detector device is installed in the Premises at the
63 commencement of each rental agreement.

64 H. To comply with the procedures contained in Chapter 83, Florida Statutes, as amended or superseded, regarding the handling of the
65 Security Deposit.

66 I. To provide Tenant such condominium, cooperative and/or homeowners' association documents as may be customary in the community so
67 that Tenant may (1) make prompt application with the respective association(s) for approval, if required, and (2) otherwise comply with the rules of
68 said association(s).

69 J. To permit interior and exterior photographs and/or videos of the Property to assist the BROKER in marketing the Property.

70 K. To acknowledge that BROKER shall retain all rights, including, but not limited to any copyright or other intellectual property rights, to any
71 materials or content developed by BROKER, or by third parties acting on Broker's behalf, for use in marketing the Property, including, but not limited
72 to, any photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and
73 other copyrightable elements relating to the Property ("Marketing Materials"). LANDLORD further grants to BROKER a royalty-free, perpetual, and
74 irrevocable license to use, sublicense, publish, display and reproduce any and all Marketing Materials supplied by LANDLORD to Broker for use in
75 marketing the Property. LANDLORD warrants that any such Marketing Materials provided by LANDLORD to BROKER do not violate or infringe upon
76 the intellectual property or other rights of any other person or entity.

77 L. LANDLORD warrants to BROKER that all financial obligations for the Property are paid currently and up to date and will remain so during
78 the Contract.

79 5. **BROKER'S OBLIGATIONS: BROKER AGREES:**
80 A. To become informed about the Premises.
81 B. To promote the Premises for rent as BROKER deems advisable.
82 C. To distribute such information regarding this Contract as BROKER deems advisable to other real estate brokers, and to cooperate with
83 other brokers in procuring a Tenant for the Premises.
84 D. To promptly pay the procuring broker participating in the rental of the Premises after receipt by BROKER of the compensation provided for
85 in Paragraph 4.A. of this Contract. BROKER has explained (1) BROKER's policy regarding cooperation with and compensation to other brokers, and
86 (2) that Tenant agent(s) and broker(s), even if compensated by BROKER or LANDLORD, may represent the interests of a tenant. BROKER will offer
87 a cooperating broker compensation [SELECT ONE AND FILL IN THE APPROPRIATE % AND/OR AMOUNT] in the amount of ☐ 3 %
88 of the rental amount ☐ and \$ _____ OR a flat fee of \$ _____.
89 E. To keep LANDLORD informed as to the progress being made on renting of the Premises.
90 F. INTERNET OPTIONS: [SELECT ONE OPTION IN EACH CHOICE BELOW. IF NO SELECTION IS MADE, (1) SHALL APPLY IN EACH
91 CASE]: LANDLORD agrees that the Property ☒ (1) may or ☐ (2) may not be displayed on the internet. LANDLORD acknowledges that if (2) above
92 is selected, consumers who search the internet will not see information about the Property in response to their search. If the LANDLORD selects
93 option (1) above, LANDLORD further agrees as follows: that the address of the Property ☒ (1) may or ☐ (2) may not be displayed on the internet,
94 Real estate brokers or selling licensees participating in, or subscribing to, the MLS who operate internet websites accessible to consumers,
95 customers or clients ☐ (1) may not or ☐ (2) may display an automated estimated valuation of the Property on such websites, and ☒ (1) may not or
96 ☐ (2) may enable users of their websites to post comments or reviews ("blogging") about the Property that are accessible to other users of the
97 websites.
98 6. **AUTHORIZATION TO HANDLE FUNDS/DEFAULT:** BROKER is authorized to accept money deposited by Tenant, and if said deposit shall be
99 forfeited by the prospective Tenant, BROKER is entitled to one-half of said deposit, but not exceeding the total amount of BROKER's compensation,
100 as BROKER's compensation.
101 7. **RENTAL NOT GUARANTEED:** LANDLORD understands that this Contract does not guarantee the rental of the Premises, but that it does
102 guarantee that BROKER will make an earnest and continued effort to rent same until this Contract is terminated.
103 8. **MISCELLANEOUS:** LANDLORD acknowledges that LANDLORD has received a copy of this Contract. The laws of the State of Florida shall
104 control with respect to the interpretation and enforcement of the provisions of this Contract. If any litigation or dispute arises out of this Contract,
105 venue for resolution shall be in the county in which the Premises are located, with the prevailing party entitled to recover reasonable attorneys' fees
106 and court costs relating thereto. This Contract constitutes the entire agreement between the parties and shall be binding upon and inure to the
107 benefit of the parties hereto, their respective heirs, administrators, successors and assigns. This Contract shall be enforceable upon execution by
108 LANDLORD and BROKER. Thereafter, this Contract cannot be modified in any manner, except by an agreement in writing signed by LANDLORD
109 and BROKER. The headings contained herein are for reference purposes only and shall not affect in any way the meaning or interpretation of this
110 Contract. References to singular parties shall include the plural where applicable.
111 9. **LIMITATION OF LIABILITY:** Except in the case of gross negligence or illegal acts by BROKER, LANDLORD agrees to hold BROKER
112 harmless from all liability, damages, suits or claims in connection with any and all matters arising from or related to this Contract including, but not
113 limited to, (A) injuries to person(s) or property suffered or sustained by any person(s), (B) if applicable, handling of the Security Deposit, rents, and
114 payment of expenses and (C) if applicable, inspection of the Premises for damages caused by Tenant. If BROKER acts as Escrow Agent with
115 respect to any funds hereunder, LANDLORD agrees to hold BROKER harmless from any negligent act or delivery, nondelivery or misdelivery of said
116 escrow funds, and BROKER shall be liable only for gross negligence. In any suit between the LANDLORD and any tenant procured hereunder,
117 BROKER may interplead the escrow funds into the registry of the Court, and BROKER shall be entitled to reasonable attorneys' fees and court costs
118 incurred, which fees and court costs shall be charged against the non-prevailing party. Nothing in this Contract shall make BROKER responsible for
119 any condition created or caused by any act or omission of LANDLORD, Tenant or any other person on the Premises with or without Tenant's
120 consent.
121 10. **FAIR HOUSING:** The Premises shall be offered, shown and made available for rent to all persons without regard to race, religion, color, sex,
122 familial status, national origin, disability, or sexual orientation, in full compliance with the federal, state and local fair housing laws.
123 11. **OWNERSHIP OF PREMISES:** LANDLORD represents that all signatures representing full ownership of the Premises appear on this Contract
124 and that there are no other owners.
125 12. **LOCKBOX AUTHORIZATION:** LANDLORD [SELECT ONE. IF NO SELECTION IS MADE, (A) SHALL APPLY]: ☒ (A) does or ☐ (B) does
126 not authorize BROKER to install and use a lockbox on the Premises. If LANDLORD authorizes use of a lockbox, LANDLORD acknowledges that
127 the lockbox is not intended or designed as a security device, but rather is a device to enable more efficient renting of LANDLORD'S
128 Premises. LANDLORD hereby releases BROKER, Naples Area Board of REALTORS® and Association of Real Estate Professionals, Inc., M.L.S. of
129 Naples, Inc., any other Associations of REALTORS or Multiple Listing Service(s) owned, in whole or in part by such organizations, as well as any
130 members, participants or subscribers of any such organizations, from any liability for any injuries, losses, costs, or expenses suffered or incurred by
131 LANDLORD by reason of unauthorized access to the Premises resulting from the availability of the lockbox.

132 13. **BROKERAGE RELATIONSHIP:** BROKER, or licensee of BROKER, has informed and disclosed to LANDLORD the brokerage relationship
133 between BROKER and LANDLORD. The brokerage relationship is Transaction. (If left blank, transaction broker relationship shall apply.)

134 14. **MULTIPLE LISTING SERVICE(S) DATABASE COMPILATIONS:** If the listing is entered into MLS, LANDLORD authorizes BROKER to
135 provide MLS with (A) factual data about the physical characteristics of the Premises; (B) timely notice of status changes relating to the listing; (C)
136 pending rental information (excluding rental terms), and (D) the closed renting terms upon the lease of the Premises. LANDLORD grants to
137 BROKER the right to authorize MLS to incorporate the aforementioned information into its database. LANDLORD and BROKER acknowledge and
138 agree that all database compilations are owned exclusively by MLS, which shall have the sole and exclusive right to license access to the data in the
139 database, including data about the Premises, as MLS deems appropriate.

140 15. **NO MANAGEMENT AGREEMENT: LANDLORD ACKNOWLEDGES THAT THIS CONTRACT DOES NOT CONSTITUTE A MANAGEMENT**
141 **AGREEMENT. BROKER SHALL HAVE NO PROPERTY MANAGEMENT DUTIES. ANY ARRANGEMENTS FOR PROPERTY MANAGEMENT**
142 **SHOULD BE SET FORTH IN A SEPARATE AGREEMENT. IF NO PROPERTY MANAGEMENT AGREEMENT IS ENTERED INTO BETWEEN**
143 **LANDLORD AND BROKER, LANDLORD SHALL DEAL DIRECTLY WITH TENANT WITH RESPECT TO REPAIR AND MAINTENANCE**
144 **ISSUES.**

145 16. **OTHER TERMS AND CONDITIONS:** _____
146 _____
147 _____
148 _____
149 _____
150 _____
151 _____
152 _____
153 _____
154 _____

155 **BEFORE SIGNING, LANDLORD HAS REVIEWED THE TERMS AND CONDITIONS ON ALL PAGES OF THIS CONTRACT.**



01.31.2017

(Landlord's Signature)

(Date)

(Landlord's Signature)

(Date)

Margaret Busby Rogers

(Landlord's Printed Name)

(Landlord's Printed Name)

Landlord's Mailing Address: 1411 CR 4104 Greenville, TX 75401

Landlord's Contact (Home) _____ (Office) _____ (Cell) 972-670-9407 (Fax) _____

Email Address: jillbusby@hotmail.com Property Telephone: _____

(Authorized Broker's Signature)

(Date)

(Listing Licensee's Printed Name)

Brokerage Firm Name: Keating Assoc.

Collier County Property Appraiser Property Detail

Parcel No.	60605500220	Site Adr.	1303 NAPLES LAKE DR	
Name / Address	BUSBY, MARGARET J			
	2100 GRAYSON DR APT 711			
City	GRAPEVINE	State	TX	Zip 76051-7013

Permits

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
1989	COUNTY	88-1023	11/16/88			

Land

#	Calc Code	Units
10	RESIDENTIAL FF	50

Building/Extra Features

#	Year Built	Description	Area	Adj Area
10	1988	RESIDENTIAL	1494	1814
20	1988	RIVERROCK DECK	136	136
30	1988	ALUM SCREEN ENC	610	610

Collier County Property Appraiser Property Summary

Parcel No.	60605500220	Site Adr.	1303 NAPLES LAKE DR
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Name / Address	BUSBY, MARGARET J				
	2100 GRAYSON DR APT 711				
City	GRAPEVINE	State	TX	Zip	76051-7013

Map No.	Strap No.	Section	Township	Range	Acres <u>*Estimated</u>
5B06	493900 A 235B06	6	50	26	0.11

Legal	MOON LAKE UNIT TWO BLK A LOT 23
-------	---------------------------------

<u>Millage Area</u> ①	201	<u>Millage Rates</u> ① <u>*Calculations</u>		
Sub./Condo	493900 - MOON LAKE UNIT 2	School	Other	Total
<u>Use Code</u> ①	1 - SINGLE FAMILY RESIDENTIAL	5.245	6.258	11.503

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
06/29/06	4063-2430	\$ 357,500
07/06/05	3837-1727	\$ 335,000
03/08/04	3516-1987	\$ 195,000
08/07/02	3086-2369	\$ 148,000
02/05/01	2773-1689	\$ 126,000
07/18/97	2332-1049	\$ 109,000
11/01/88	1396-2310	\$ 110,000

2016 Certified Tax Roll

(Subject to Change)

Land Value	\$ 71,400
(+) Improved Value	\$ 117,334
(=) Market Value	\$ 188,734
(=) Assessed Value	\$ 188,734
(=) School Taxable Value	\$ 188,734
(=) Taxable Value	\$ 188,734

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return) MARGARET J. BUSBY	
Business name/disregarded entity name, if different from above	
Check appropriate box for federal tax classification: <input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <input type="checkbox"/> Other (see instructions) ▶ _____	
<input type="checkbox"/> Exempt payee	
Address (number, street, and apt. or suite no.) PO BOX 8112	Requester's name and address (optional)
City, state, and ZIP code GREENVILLE, TX 75404	
List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number								
4	6	0	-	6	3	-	5	5
9	0							
Employer identification number								
			-					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ *M. Busby*

Date ▶ *06/17/2013*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.



500 Fifth Avenue South #501
Naples, FL 34102
Office: (239) 280-1200
Fax: (239) 593-3111

10001 Tamiami Trail N
Naples, FL 34108
Office: (239) 435-9000
Fax: (239) 593-3121

Rental Tax Information for Property Owners

Dear Owner / Landlord,

The purpose of this letter is to help educate our Collier County property owners of the rules associated with renting of property, both on a long-term and short-term basis. This document is for reference only and subject to change at any time. Owners are advised to verify the current and complete requirements with each agency. Every agency functions independently of each other, and registration is required for each of these obligations, should they apply. If you are a Lee County property owner, please notify Lee County or your real estate associate for appropriate forms.

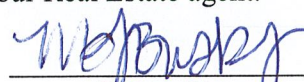
As an owner of rental property, you have four obligations that must be fulfilled. They are as follows:

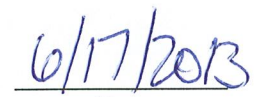
- **Tangible Personal Property Taxes** are handled by the Property Appraisers office. Owners of rental properties are subject to tax on furniture, fixtures, appliances, non-central air conditioning, carpet, maintenance equipment, etc. Tax rate is computed by multiplying the assessed value by the millage rate. For questions we encourage you to contact them directly at (239) 252-8141 or visit www.collierappraiser.com to download the current forms.
- **The Collier County Tax Collector's** office handles the Tourist Tax which is calculated at a four (4%) percent rate, based on the total gross rental income. This tax is paid by the tenant; however the owner is required to collect this tax and submit. This tax applies to rentals of six (6) months or less. For questions we encourage you to contact them directly at (239) 252-8829 or visit www.colliertax.com to download the current forms.
- **The Florida State Department of Revenue** handles Sales Tax which is calculated at a six (6%) percent rate, based on the total gross rental income. This tax is also paid by the tenant; however the owner is required to collect this tax and submit. This tax applies to rentals of six (6) months or less. For questions we encourage you to contact them directly at (239) 434-4858 or visit www.dor.myflorida.com to download the current forms.

For properties that are rented for six (6) month and one (1) day or longer, State and County taxes do not apply. Therefore, the tenant is not responsible for paying these taxes up front, nor are they responsible for collecting and submitting to the respective agencies.

If you choose to have Amerivest Realty assist in managing your rental we will register you through our office then collect and submit both the County and State taxes on your behalf. In addition we will receive and disburse the security deposit and advance rent payments on your behalf. Security deposits and advance rent will be held in a separate non-interest-bearing bank account located at Shamrock Bank of Florida, 895 Fifth Ave S, Naples, FL 34102. Advance rent cannot be disbursed to any party before the beginning of the rental period. We do not withhold income taxes for Foreign Nationals without a TIN.

If you have any questions or concerns, please contact your Real Estate agent.
Thank you!


Owner Signature


Date

August 25, 2010



500 Fifth Avenue South #501
Naples, FL 34102
Office: (239) 280-1200
Fax: (239) 593-3111

10001 Tamiami Trail N
Naples, FL 34108
Office: (239) 435-9000
Fax: (239) 593-3121

Agreement to Charge, Collect, and Remit Sales & Tourist Tax

I, MARGARET BUSBY

(Name of Property or Time-Share Period Owner), hereby authorize **Winfield & Associates, Inc. d/b/a Amerivest Realty**, to act as my agent to rent, lease, let, or grant a license to others to use my described property (properties) or time-share period (periods) located at 1303 Naples Lake Dr. Naples, FL 34104 to charge, collect, and remit a 6% sales tax levied under Chapter 212, Florida Statutes (F. S.), to the Department of Revenue. I acknowledge that, by renting, leasing, letting, or offering a license to others to use any transient accommodations, as defined in Rule 12A-1.061 Florida Administrative Code (F.A.C.), I am exercising a taxable privilege under chapter 212, F.S., and as such acknowledge that I am ultimately liable for any sales tax due the State of Florida on such rentals, leases, lets, or licenses to use. I fully understand that should the State be unable to collect any taxes, penalties and interest due from the rental, lease, let, or license to use my property, a warrant for such uncollected amount will be issued and become a lien against my property until satisfied.

By signing below, I am giving **Winfield & Associates, Inc. d/b/a Amerivest Realty** permission to also charge, collect and remit any county taxes due. Currently Collier County has a 4% Tourist Tax and Lee County has a 5% Tourist Tax.

A \$5.00 one-time registration fee for each new property charged by the Florida Department of Revenue will be deducted from the net rent paid to the property owner if not received separately.

M. Busby
Signature of Property Owner/Tenant

10/17/2013
Date

Federal Employer Identification Number (FEIN):

--	--	--	--	--	--	--	--	--	--

Or

Social Security Number (SSN) of Owner:

4	6	0				1	0	3				5	5	9	0
---	---	---	--	--	--	---	---	---	--	--	--	---	---	---	---

Or

Foreign National TIN

[Signature]
Signature of Agent, Representative, or Management Company

_____ Date



SELLER'S DISCLOSURE STATEMENT (RESIDENTIAL IMPROVED PROPERTY)



Property Address: 1303 NAPLES LAKE DR, NAPLES, FL 34104

Seller is obligated by Florida law to disclose to a buyer all known facts or conditions that materially affect the value of the Property which are not readily observable by a buyer. This disclosure statement is designed to facilitate Seller's compliance with Florida law and to assist a buyer in evaluation of the condition and desirability of the Property. This statement and the information contained herein do not constitute a warranty to a buyer by the Seller or any licensee involved in the sale of the Property, nor should buyer consider the information contained herein a substitute for any physical inspections of the Property. The following information is provided by the Seller and not by any licensee involved in the sale of the Property to a buyer.

NOTICE TO BUYER: ANY INSPECTION ITEMS CONTAINED IN THIS SELLER'S DISCLOSURE STATEMENT SIGNED BY BUYER PRIOR TO BUYER'S EXECUTION OF ANY OFFER (OR COUNTER-OFFER, AS APPLICABLE), SHALL NOT BE DEEMED DEFECTIVE INSPECTION ITEMS UNDER STANDARD D.2.b.

PROPERTY TYPE

1. Multi-Family (Condominium/Cooperative) _____ ☐
2. Single Family _____ ☒

OCCUPANCY

1. Owner occupied _____ ☐
2. Tenant occupied by written or verbal lease. If written attach copy of lease. _____ ☒
3. Unoccupied _____ ☐

How long has it been since SELLER occupied the Property? _____

ITEMS

SELLER MAY PROVIDE ADDITIONAL COMMENTS IN PARAGRAPH 18

YES NO DON'T
KNOW

ALL PROPERTIES

1. APPLIANCES AND EQUIPMENT

- (a) All appliances and equipment in working condition? If no, identify items not working: ☒ ☐ ☐
- (b) Any appliances or equipment leased? If yes, Company Name: _____ ☐ ☒ ☐
- (c) Security system? ☐ ☒ ☐
- If yes, is system currently operational? ☐ ☐ ☐

2. ELECTRICAL SYSTEMS AND EQUIPMENT:

- (a) Damaged or malfunctioning switches, receptacles or wiring? If yes, describe nature and location: _____ ☐ ☒ ☐

ITEMS

YES NO DON'T KNOW

3. PLUMBING:

- (a) Drinking water source: ☒ Public ☐ Private ☐ Well
- (b) Problems with quality, supply or flow of potable water? If yes, describe and specify: ☐ ☒ ☐
-
- (c) Water softener, filter or purifier ☐ Leased ☐ Owned. If leased, Company Name: _____
- Service Contract ☐ Yes ☐ No
- (d) Sewage system: ☒ Public ☐ Private ☐ Septic
- (e) Leaks, backups, or similar problems relating to plumbing, water and/or sewage-related items? If yes, describe nature and location: ☐ ☒ ☐
-
- (f) Polybutylene plumbing, other than primary service line, on the Property? ☐ ☐ ☒

4. HEATING AND AIR CONDITIONING SYSTEMS AND EQUIPMENT:

- (a) Heating system(s) ☒ electric ☐ gas ☐ solar Age: _____ years
- (b) Water heated by ☒ electric ☐ gas ☐ solar ☐ heat recovery Age: _____ years
- (c) Air conditioning system(s) ☒ central ☐ window/wall unit Age: 0.5 years
- (d) All enclosed living areas connected to heating/air conditioning system? ☒ ☐ ☐
- If no, describe location: _____

5. ROOF:

- (a) Approximate age: _____ years.
- (b) Current roof leaks or problems with the roof, gutters or downspouts? ☐ ☒ ☐
- If yes, describe nature and location: _____
-

6. STRUCTURAL, FOUNDATION, ADDITIONS AND ALTERATIONS; PERMITS:

- (a) Movement, shifting, cracking, deterioration, or other structural problems with any dwelling or garage? ☐ ☒ ☐
- (b) Structural problems with driveways, walkways, patios, retaining walls, seawalls and docks? ☐ ☒ ☐
- (c) Material additions, structural changes, or any other major alterations to original improvements? ☐ ☒ ☐
- If yes, were permits and/or approvals obtained? ☐ ☐ ☐
- If yes, were permits closed out and finalized? ☐ ☐ ☐
- (d) Any work not done in compliance with prevailing building codes or zoning regulations? ☐ ☒ ☐

If the answer to any of the above is Yes, describe and specify: _____

SELLER'S DISCLOSURE STATEMENT (RESIDENTIAL IMPROVED PROPERTY) (NABOR 7/1/2014) PAGE 2 OF 5

Serial#: 008579-000144-1732947

Prepared by: Leslie Rollins | Amerivest Realty | leslie.rollins1@gmail.com |

ITEMS

**YES NO DON'T
KNOW**

7. DRAINAGE, FLOODING AND MOISTURE:

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Water leakage, accumulation, dampness or damage within improvements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Drainage problems or flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Problems with siding or exterior cladding retaining moisture, swelling, chipping or delaminating? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If the answer to any of the above is Yes, describe and specify: _____

8. RADON; MOLD; DRYWALL

- | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|
| (a) Any elevated levels of radon in the residence on the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Any elevated levels of mold in the residence on the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Any defective drywall on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Any reports, notices, or documentation of the existence of possible defective drywall on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If the answer to any of the above is Yes, describe and specify: _____

9. TERMITES, WOOD ROT, PESTS, WOOD-DESTROYING ORGANISMS:

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Any infestation or damage? If yes, describe type and location: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Property currently under service contract, warranty or other coverage? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Name of Company: <u>Liberty Pest Control</u> | | | |
| Type of coverage <input type="checkbox"/> re-treatment and repair or <input type="checkbox"/> re-treatment only or | | | |
| <input checked="" type="checkbox"/> preventative maintenance contract | | | |
| Is service contract, warranty or other coverage transferable? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

10. INSURANCE:

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| (a) Any insurance claims made upon the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) If Yes, the claim was for: <input type="checkbox"/> water damage/ flood <input type="checkbox"/> fire <input type="checkbox"/> wind <input type="checkbox"/> theft <input type="checkbox"/> injury | | | |
| <input type="checkbox"/> sinkhole damage <input type="checkbox"/> Other | | | |

(c) Explain any insurance claim(s) shown in (b) above: _____

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| (d) If any insurance claim was made for sinkhole damage, was the claim paid? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Note: Florida law requires a seller disclosure to prospective buyers if the seller has ever made an insurance claim related to sinkhole damage, the seller must disclose whether the claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.</i> | | | |

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| (e) If any sinkhole claim was paid, were all the proceeds used to repair the damage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|

If the answer to any of the above is Yes, describe and specify: _____

ITEMS**YES NO DON'T
KNOW****11. PRIVATE SWIMMING POOL AND SPA:**

- (a) Spa? If Yes, source of heat: ☐ electrical ☐ solar ☐ gas ☐ other: If other, type: _____ ☐ ☒ ☐
- (b) Swimming pool heated? If Yes, source of heat: ☐ electrical ☐ solar ☐ gas ☐ other: If other, type: _____ ☐ ☒ ☐
- (c) Current leaks/unusual loss of water? If yes, describe nature and location: _____ ☐ ☒ ☐
- (d) Problems with pool or spa filtration systems? If yes, describe: _____ ☐ ☒ ☐
- (e) Any non - functioning or malfunctioning pool or spa equipment?
If yes, describe: _____ ☐ ☒ ☐
- (f) Pool or spa issued a certification of substantial completion after October 1, 2000?
If yes, check those that apply: ☐ enclosure that meets pool barrier requirements
☐ required door locks ☐ required door and window exit alarms
☐ approved pool safety cover ☐ ☒ ☐
- (g) Pool/spa professionally serviced? Company Name: _____ ☐ ☒ ☐

MULTI-FAMILY (CONDOMINIUM/COOPERATIVE) PROPERTIES**12. FIRE SPRINKLER/LIFE SAFETY SYSTEM/RETROFIT:**

- (a) If the property is located in a condominium or cooperative building, are you aware of any requirement for the building to be retrofit with fire sprinkler or other safety systems in the future? ☐ ☐ ☐
- (b) If the above answer is "Yes," has the association voted to waive retrofitting the building (or just the individual units if the building is over 75 feet in height) with such systems?
Note: If "Yes," copies of the Notice of Association Waiver must be provided to buyers. ☐ ☐ ☐

SINGLE FAMILY PROPERTIES**13. SOIL, TOPOGRAPHY, LANDSCAPE AND BOUNDARIES:**

- (a) Any portion of the Property filled or used as a landfill? ☐ ☒ ☐
- (b) Any sliding, earth movement, sinkholes, upheaval, or earth stability expansion soil problems? ☐ ☒ ☐
- (c) Any drainage, water infiltration, flooding or grading problems on the Property? ☐ ☒ ☐
- (d) Do you know in which FEMA - designated flood zone the Property is located? ☐ ☒ ☐
- (e) Presence on the Property of any Prohibited Exotic Plant Species? ☐ ☒ ☐
- (f) Any encroachments of neighboring property improvements, unrecorded easements, or boundary line disputes? ☐ ☒ ☐

If the answer to any of the above is Yes, describe and specify: _____

14. IRRIGATION SYSTEMS AND EQUIPMENT:

- (a) Irrigation system: ☐ Public ☐ Private Source: _____ ☒ ☐ ☐
- (b) Any non-functioning or malfunctioning equipment? ☐ ☐ ☒
- If yes, describe: _____

SELLER'S DISCLOSURE STATEMENT (RESIDENTIAL IMPROVED PROPERTY) (NABOR 7/1/2014) PAGE 4 OF 5

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Prepared by: Leslie Rollins | Amerivest Realty | leslie.rollins1@gmail.com |

ITEMS**YES NO DON'T
KNOW****15. TOXIC AND HAZARDOUS WASTE**

(a) Any underground tanks or toxic or hazardous substances (structure or soil) such as asbestos, polychlorinated biphenyls (PCBs), methane gas, radon, benzene, lead-based paint, toxic mold or others? If yes, describe nature and location: _____

☐ ☒ ☐

(b) Any prior use of the Property for agriculture, storage of vehicles or equipment, or commercial uses? If yes, describe nature and location: _____

☐ ☒ ☐

16. WETLANDS AND ENVIRONMENTALLY SENSITIVE AREAS:

(a) Any wetlands located on the Property?

☐ ☒ ☐

(b) Any wetlands determination report or application for environmental resource permit ever been filed or received as to the Property?

☐ ☒ ☐

If your answer to (b) above is Yes, if the report or permit is available to you, attach a copy.

(c) Any mangroves, archeological sites, protected species or other environmentally sensitive areas located on the Property?

☐ ☒ ☐

(d) If located near the coast, does the Coastal Construction Control Line touch the Property?

☐ ☒ ☐

If the answer to any of the above is Yes, describe and specify: _____

17. SURVEY OF PROPERTY:

(a) Do you have a survey to provide to the Buyer?

☐ ☐ ☒

(b) Do you have an Elevation Certificate to provide to the Buyer?

☐ ☐ ☒

18. ADDITIONAL SELLER COMMENTS:**SELLER'S REPRESENTATION:**

Seller represents that, to the best of Seller's knowledge, the information contained herein with respect to the condition of the Property is accurate and complete as of the date signed by Seller. Seller hereby authorizes the listing broker to provide this information to prospective buyers of the Property and to cooperating brokers and licensees. If there are any material changes in the answers to the questions contained herein, Seller agrees to promptly update this Seller's Property Disclosure Statement and to provide to the listing broker and prospective buyers a revised copy of the same.

M. Pawley 09.11.2015
(Seller's Signature) (Date)

(Seller's Signature) (Date)

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Buyer acknowledges receipt of this Seller's Property Disclosure Statement, and understands that any inspection items contained in this Seller's Disclosure Statement signed by Buyer prior to Buyer's execution of any offer (or counter-offer, as applicable), shall not be deemed Defective Inspection Items under Standard D.2.b. Buyer further acknowledges that there may be conditions unknown to Seller. No representations concerning the condition of Property are being relied upon by Buyer except as disclosed herein or stated in the sales contract.

(Buyer's Signature) (Date)

(Buyer's Signature) (Date)

SELLER'S DISCLOSURE STATEMENT (RESIDENTIAL IMPROVED PROPERTY) (NABOR 7/1/2014) PAGE 5 OF 5

Serial#: 008579-000144-1732947

Prepared by: Leslie Rollins | Amerinvest Realty | leslierollins1@gmail.com |

Rules & Regulations
Moon Lake Homeowner's Association, Inc.
Violation of The Following May Result in Fines!

(Rev. 1/2013)

1. No personal property may be left in the front yard or be visible to the road. Garbage cans must be in the garage or enclosed by shrubs or fences so as not to be visible from the street or from the rear. No bicycles, skateboards, mopeds or the like shall be stored in the front yard or the driveway. No hoses, planting materials, building materials, basketball hoops, toys, etc. shall be left outside after use.
2. Garage doors must be closed at all times except for egress and ingress.
3. No business or commercial activity shall be run from the residential home.
4. No lettered vehicles can be parked at Moon Lake, unless hidden in garage; or the lettering is covered.
5. No parking is allowed on any street, any common area, any vacant lot or any grass area, including your grass. Towing will be at owner's expense. The towing company will automatically tow vehicles illegally parked over night.
6. No boats, trailers, motor homes, etc., are allowed to be parked in the Moon Lake Community.
7. No food or glass beverage bottles are allowed at the community pool
8. Roofs, driveways, and homes must be kept free of mold/mildew. Yearly power washing is recommended.
9. No boats are allowed on the lakes
10. Moon Lake Residents and their guests only can use the amenities. Trespassers will be prosecuted.
11. Clickers must be used for gate entry.
12. Prospective tenants or purchasers must be approved by the Association before entering into Sales Contract or Lease. The application may be obtained by calling Integrated Property Management at 239-434-7447 and asking for the Sales and Leasing Department. All prospective Buyers and tenants must sign the application acknowledging that they have read the Rules/Regulations and declaration and agree to abide by the restrictions set forth by the community.
13. Dogs can be walked with a leash that is six foot maximum and owner must clean up after their animals immediately. Any person caught not cleaning up after their animal will be fined.
14. Satellite dishes must be attached to the homes and not be visible from community streets. Basic cable is provided as part of the quarterly maintenance fees. Any upgrades are the responsibility of the owner.
15. In the Garden Homes, sprinkler time clocks are maintained by Jose Pineda Lawn Service, Inc. please do not adjust them or change their times or days. If you have a gate and your sprinkler Clock is behind it, you must unlock the gate on Monday's so Jose Pineda Lawn Service has access to the sprinkler clock. If you turn off your sprinkler and the lawn dies as a result, you will be responsible for replacing it at your expense. The association does not warrantee plants, sod, and trees. If you have a problem that needs addressing, please let the property manager know.



HOMEOWNERS' ASSOCIATION DISCLOSURE SUMMARY



Note: This Disclosure Summary must by Florida law be part of the Sales Contract when the Property is governed by a mandatory homeowners' association. A separate disclosure summary is required with respect to each mandatory homeowners' association wherein the Property is located. If the Property is a condominium or cooperative unit and is located within one or more mandatory homeowners' associations, the disclosure summary is NOT required for the condominium or cooperative association, but IS required for each mandatory homeowners' association.

For: McDon Lake
(Name of Community--Homeowners' Association)

1. As a purchaser of property in this community, you will be obligated to be a member of a homeowners' association.
2. There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.

MAB 3. You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. If applicable, the current amount is \$ 581.04 per Quarter.

You will also be obligated to pay any special assessments imposed by the association. Such special assessments may be subject to change. If applicable, the current amount is \$ _____ per _____.

4. You may be obligated to pay special assessments to the respective municipality, county or special district. All assessments are subject to periodic change.
5. Your failure to pay special assessments or assessments levied by a mandatory homeowners' association could result in a lien on your property.
6. There may be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the homeowners' association. If applicable, the current amount is \$ _____ per _____.
7. The developer may have the right to amend the restrictive covenants without the approval of the association membership or the approval of the parcel owners.
8. The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the covenants and the association governing documents before purchasing property.
9. These documents are either matters of public record and can be obtained from the record office in the county where the property is located, or are not recorded and can be obtained from the developer.
10. Note: SELLER(s) sign below to confirm the accuracy and completeness of the above information and to assume responsibility therefor. BUYER(s) sign and date below to confirm receipt of this Disclosure Summary.

MAB 9.11.15
(Seller's Signature) (Date) (Buyer's Signature) (Date)

(Seller's Signature) (Date) (Buyer's Signature) (Date)

	AMENDMENT TO RENTAL LISTING CONTRACT CHANGES	
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MLS NUMBER: 217008890

This Amendment is to the Rental Listing Contract dated 1/17/17 {Insert Date} between:

("LANDLORD") Margaret J Bushy and

("BROKER") Keating Assoc.

relating to the following described real property ("Property"):
1303 Naples Lakes Dr

For good and valuable consideration, the Rental Listing Contract is amended as follows:

☐ A) **PRICE CHANGE:** Listing rent \$ 1500 ~~1700~~ is changed to \$ 1300.
(present rent amount) (new rent amount)


☐ B) **EXTENSION:** The Rental Listing Contract is extended through _____ ("Termination Date")
(Insert Date)

☐ C) **WITHDRAWAL FROM MLS:** The MLS Status shall be changed from Active to Withdrawn effective
 _____ (Insert Date)

LANDLORD UNDERSTANDS THAT THIS WITHDRAWAL DOES NOT IN ANY WAY VOID THE RENTAL LISTING CONTRACT ON THE PROPERTY AND DOES NOT RELEASE THE LANDLORD FROM THE OBLIGATIONS OF THAT CONTRACT.

☐ D) **RETURN TO ACTIVE:** The MLS Status shall be changed from Withdrawn to Active effective
 _____ (Insert Date).

☐ E) Other _____

<u></u> (Landlord's Signature)	_____ (Date)	_____ (Authorized Broker's Signature)	_____ (Date)
--	-----------------	--	-----------------

_____ (Landlord's Signature)	_____ (Date)	<u>Leslie Rollins</u> (Listing Licensee's Printed Name)
---------------------------------	-----------------	--


Leslie Rollins

Real Estate Professional - Keating Associates


 Office: 888-397-3630
 Cell: 239-272-0645
 Fax: 888-397-3631
 leslierollins1@gmail.com

Residential Rental REALTOR Report



General Information

Status: Active (02/01/17)
MLS#: 217008890
Property Class: Residential Rental
Address: 1303 NAPLES LAKE DR
 NAPLES, FL 34104
GEO Area: NA17 - N/O Davis Blvd
County: Collier
Property ID: 60605500220
Lot: 23
Block/Bldg: A
Sec/Town/Rng: 6/50/26
Approx. Living Area: 1494 - Property Appraiser
Approx. Total Area: 1814 - Property Appraiser
Building Design: Single Family
Furnished: Unfurnished
Virtual Tour URL:
Legal Desc: MOON LAKE UNIT TWO BLK A LOT 23
Listing Broker: Keating Associates LLC

ML# 217008890
Seasonal Rate: \$0
Monthly Rate: \$1,600
Off-Season Rate: \$0
Subdivision: MOON LAKE
Development: MOON LAKE
Subdivision #: 493900
DOM: 61
CDOM: 61
Bedrooms: 2+Den
Baths: 2 (2 0)
Year Built: 1988

Recent: 03/22/2017 : Back On Market : AP->A

Detailed Property Information

Property Information: This 2 bedroom plus den single family home is located in the popular Moon Lake community. Located not far from the wonderful beaches, dining and shopping in historic Old Naples. Moon Lake has tennis courts and a lovely pool area.

Private Pool: No Private Spa: No Rear Exp.: W Building #: For Sale: No Unit Floor: Total Floors: 1 Acres: 0.0000 Elementary School: SHADOWLAWN ELEMENTARY SCHOOL Middle School: EAST NAPLES MIDDLE SCHOOL High School: NAPLES HIGH SCHOOL Cable: Yes Building Desc: 1 Story/Ranch Amenities: Sidewalk, Tennis Court Community Type: Gated Golf Type: Equipment: Cooktop, Dishwasher, Dryer, Refrigerator, Smoke Detector, Washer Floor Plan Type: See Remarks Interior Features: Smoke Detectors, Walk-In Closet Rooms: Screened Lanai/Porch Restrictions: No Commercial, No RV Owner Pays: Management Fee, Pest Control, Trash Removal Tenant Pays: Application Fee, Cable, Credit Application, Departure Cleaning, Full Electric, Internet Access, Long Distance Telephone, Sewer, Water View: Landscaped Area Waterfront Desc: None Security: Gated	# Garage Spaces: 2/Attached # Carport Spaces: 0 Units In Building: 1 Elevator: None Max Occupants: Lot Dimensions: 0x0x0x0	Pets: Not Allowed Pets - Max. Weight: Pets - Max. Number: Pets - Other Limits: Units In Complex: 226 Smoking Allowed: No
---	---	---

Room Information

Room Type	Room Dimensions	Bed Size	Room Type	Room Dimensions	Bed Size	Room Type	Room Dimensions	Bed Size
-----------	-----------------	----------	-----------	-----------------	----------	-----------	-----------------	----------

Financial/Transaction Information

Approval Period(days): 30 Application Fee: \$50 Assn Application Fee: \$100 Assn Security Deposit: \$0 Interview: Transfer Fee: \$100 Security Deposit: \$1,700 Last Month Rent Req: Yes	Rec. Lease Fee: \$0 One Time Rec. Lease Fee: \$0 Sales/Tourist Tax: 0 Pet Deposit: Credit Application Fee: \$50 Departure/Cleaning Fee: \$300 Rental Office Appl. Fee: \$50
---	--

Unit Availability Information

Availability Type: Annual Monthly Rate: \$1,600 Season Rate: \$0 Dates Available: 02/01/17 to 02/01/18 \$1,700/month	Min. Days Of Lease: 365 Num of Leases/Yr: 1 Off-Season Rate: \$0 Dates Unavailable:
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Office Information

Office Code: NKEAT	Agent ID: N610173
---------------------------	--------------------------

Office Name: [Keating Associates LLC](#)
Office Address: 850 5th Avenue South Ste C
Naples FL, 34102
Office Ph: 888-397-3630
Office Fax: 888-397-3631
Board: Naples

Agent Name: [Leslie J Rollins](#)
Agent Phone: 239-272-0645
Agent Fax: 239-687-4447
Agent Email: leslierollins1@gmail.com

Settlement Agent Information

Name:
Address:

Phone:
Email:

Listing Information

Owner Name: Margaret J Busby
Bonus Amount:
Foreclosed (REO):
Potential Short Sale: No
Joint Agency:
Listing Date: 02/01/17
Date Expiration: 02/01/18

ML# 217008890

Appointment Req.: Yes
Appointment Phone: 239-272-0645
Variable Rate Comm.: No
Target Marketing: Yes
Listing on Internet: Yes
Address on Internet: Yes
Blogging: No
AVM: No

Rental Office Comp: 3% of Monthly Rented rate is Paid Monthly

Source Of Measurements:

Internet Sites: Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com, Zillow Group
Showing Inst.: Call Listing Agent, Key Box - Supra iBox, Short Notice OK, Vacant

Confidential Information

This unit is avlb almost immediately all that is need is approval from the assc. Please call for the gate code.

ML# 217008890

Driving Directions

ML# 217008890

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