

EWC

LEASE APPLICATION CHECKLIST

The application approval process **can take up to 21 days** to complete.

UNAUTHORIZED MOVE-IN will be fined \$100 per day until approved/CREDIT SCORE: 600 minimum.

Pet friendly community, all pets must be registered first with the Association before residing in Edgewater. Please ask the front desk or download the pet application.

Incomplete applications will delay your approval

| Applicant Office | Items Required | Description |
|------------------|---|--|
| | \$100.00 Cashier's check for application. | Cashier's checks are payable to: Edgewater Condo Association . Each applicant over 18 years old. One fee is required for married couples with valid marriage certificate. |
| | Residency Form | Completely filled out, including children living in unit, and tenants where applicable. |
| | Background/Screening | Completely filled out. Legible and accurate. |
| | Rules & Regulations Acknowledgement | Completely filled out by applicant(s) and owners where applicable. |
| | Parking Requirements Form | Completely filled out. One vehicle per applicant. All parties must sign. No commercial vehicles allowed. |
| | Gate/Amenity Keys Form | Completely filled out, acknowledging all terms and conditions. |
| | Vehicle Registration Form | Completely filled out. |
| | Renters Insurance Acknowledgement Form | Completely filled out and signed by Tenants. |
| | Copy of driver's license | Required for all adult applicants and vehicle registration. One (1) car per registered resident w/ amount per unit restriction. |
| | Copy of vehicle Registration | Must provide for each registered vehicle. |
| | \$350.00 Pet Fee, each pet. (Max. 2 pets) | Cashier's check, payable to Edgewater Condos Association . Original copy of vet certification on letterhead required. |
| | Copy of proof of income | Paystubs (3 most recent stubs/1099 Tax Form/3 most recent bank statements). Gross income must be less than 50% debt ratio. |
| | Copy of Lease contract | Fully executed by all parties |
| | Security Deposit | One month's rent or \$1000 whichever is GREATER (money order ONLY) |

*****Providing false information or failure to disclose vital information for background can be basis for denial of application.**

*****Orientation will be scheduled prior to move, once the application has been approved by the Board of Edgewater Condominium Association**

DATE RECEIVED _____

BUILDING/UNIT # _____

EWC

Internal use only

Background check: _____

Account Balance: _____

Credit Score: _____

Security Deposit: _____

Missing passes: _____

Debt to income Ratio: _____

Lease Amount: _____

Unit size: 1/1 2/2 3/2 (Circle One)

BOARD APPROVAL _____ **DATE APPROVED** _____

LEASE/RESIDENCY FORM

(Fill out completely and clearly)

APPLICANT #1

NAME: _____ DRIV LIC#: _____

STATE: _____ SS# _____ DOB: _____

HOME# _____ CELL# _____ EMAIL: _____

CURRENT ADDRESS: _____
Street City, State, Zip, (Country if applicable)

PRESENT LANDLORD/MTG HOLDER: _____

PHONE: _____ LENGTH OF RESIDENCY: _____

EMPLOYER: _____ EMP PHONE#: _____

SUPERVISOR NAME: _____ YEARS EMPLOYED: _____

PREV EMP (IF LESS THAN 1 YR): _____ EMP PHONE#: _____

SUPERVISOR NAME: _____ YEARS EMPLOYED: _____

APPLICANT #2

NAME: _____ DRIV LIC#: _____

STATE: _____ SS# _____ DOB: _____

HOME# _____ CELL# _____ EMAIL: _____

CURRENT ADDRESS: _____
Street City, State, Zip, (Country if applicable)

PRESENT LANDLORD/MTG HOLDER: _____

PHONE: _____ LENGTH OF RESIDENCY: _____

EMPLOYER: _____ EMP PHONE#: _____

SUPERVISOR NAME: _____ YEARS EMPLOYED: _____

PREV EMP(IF LESS THAN 1 YR): _____ EMP PHONE#: _____

SUPERVISOR NAME: _____ YEARS EMPLOYED: _____

APPLICANT #3

NAME: _____ DRIV LIC#: _____

STATE: _____ SS# _____ DOB: _____

HOME# _____ CELL# _____ EMAIL: _____

CURRENT ADDRESS: _____

Street City, State, Zip, (Country if applicable)

PRESENT LANDLORD/MTG HOLDER: _____

PHONE: _____ LENGTH OF RESIDENCY: _____

EMPLOYER: _____ EMP PHONE#: _____

SUPERVISOR NAME: _____ YEARS EMPLOYED: _____

PREV EMP (IF LESS THAN 1 YR): _____ EMP PHONE#: _____

SUPERVISOR NAME: _____ YEARS EMPLOYED: _____

OCCUPANTS OTHER THAN YOURSELF under the age of 18 years old:

NAME: _____ RELATIONSHIP: _____ DOB: _____

NAME: _____ RELATIONSHIP: _____ DOB: _____

NAME: _____ RELATIONSHIP: _____ DOB: _____

NAME: _____ RELATIONSHIP: _____ DOB: _____

IN CASE OF EMERGENCY PLEASE NOTIFY: _____ PHONE # _____

RELATIONSHIP: _____

HAVE YOU OR ANYONE LIVING WITH YOU AGE 18 AND UP, EVER BEEN: (Even if you think it is no longer in your record, please disclose to avoid denial of residency for non-disclosure) you may attach an additional sheet of paper if more room is needed for explanation. .

HAVE ANY LEGAL ACTIONS EVER BEEN TAKEN AGAINST YOU? YES or NO _____ (DISCLOSE WHETHER IT HAD BE DROPPED, REDUCED OR REMOVED.

HAVE YOU EVER BEEN CONVICTED OF A CRIME, ARRESTED OR CHARGED: YES or NO _____

IF YES, PLEASE EXPLAIN IN DETAIL OR PROVIDE DOCUMENTATION:

This is a pet friendly community; your pets are welcomed but must first be registered. If you will be bringing in a pet, you must fill out the pet application and provide along with this application. There is a 350.00 pet fee that must be paid before you move in your pet.

WILL PETS MOVE IN YOUR UNIT? YES _____ NO _____ (Request Pet application or download)

EWC Screening Authorization

BY SIGNING BELOW YOU ARE GIVING EDGEWATER CONDOMINIUM ASSOCIATION PERMISSION TO VERIFY ALL INFORMATION CONTAINED IN THE APPLICATION AND TO RUN A CREDIT AND CRIMINAL BACKGROUND CHECK THROUGH TENANT ALERT/TENANT EVALUATION.

YOU ACKNOWLEDGE THAT YOUR SIGNATURE IS PROVIDING A RELEASE TO THE FIRST SERVICE RESIDENTIAL, EDGEWATER CONDOMINIUM ASSOCIATION, AND A COPY OF ALL REPORTS THAT HAVE BEEN RETAINED WILL BE MADE AVAILABLE TO THE PARTIES MENTIONED ON THE LEASE INCLUDING THE OWNER AND THEIR REPRESENTATIVES.

PLEASE BE AWARE THAT ANY FALSIFICATION OR MISREPRESENTATION OF THE FACTS IN THIS APPLICATION WILL RESULT IN AUTOMATIC REJECTION. THE \$ 100.00 APPLICATION FEE IS NON-REFUNDABLE. MARRIED COUPLE WITH A VALID MARRIAGE LICENSE PAY \$100.00 JOINT. ALL OTHERS PAY 100.00 PER APPLICANT

PLEASE ALLOW UP TO THREE WEEKS FOR APPROVAL.

APPLICANT#1 SIGNATURE: _____ DATE: _____

APPLICANT #2 SIGNATURE: _____ DATE: _____

APPLICANT#3 SIGNATURE: _____ DATE: _____

INTERNAL USE ONLY

EWC Rules and Regulations Acknowledgement

(PLEASE COMPLETE FULLY ALL PAGES CLEAR AND ACCURATELY)

Application to:
To: Board of Directors:

I/ We understand that a copy of the rules and regulation will be provided to the tenant/resident at time of orientation and signature of receipt of rules and regulation will be provided by the office personnel at EDGEWATER CONDOMINIUMS Association.

I/We will be bound by the Rules & Regulations of the Condominium Association.

THE ASSOCIATION AND IT'S AGENT, IN THE EVENT IT CONSENTS TO A LEASE, IS HEREBY AUTHORIZED TO ACT AS OUR AGENT WITH FULL POWER AND AUTHORITY TO TAKE SUCH ACTION AS MAY REQUIRED, IF NECESSARY, TO COMPEL COMPLIANCE BY OUR LESSEE(S) AND/OR THEIR GUESTS, WITH PROVISION OF THE DECLARATION OF CONDOMINIUM OF THE EDGEWATER CONDOMINIUMS CONDOMINIUM ASSOCIATION, INC., IT'S SUPPORTIVE EXHIBITS, THE CONDOMINIUM ACT, AND RULES & REGULATIONS OF THE ASSOCIATION, OR IN THE INSTANCE OF VIOLATION OF ANY OF THE ABOVE BY THE LESSEE(S) AND/OR THEIR GUEST, UNDER APPROPRIATE CIRCUMSTANCE, TO TERMINATE THE LEASEHOLD. IF THIS APPLICATION IS FOR A LEASE, THE LESSOR AGREES TO REIMBURSE THE ASSOCIATION FOR ANY ATTORNEY'S FEES AND COSTS INCURRED AS LESSOR'S AGENT IN SUCH ENFORCEMENT OR LEASE TERMINATION.

In order for you to facilitate consideration of my/our Application for the LEASE of the above-designated unit, I/We have caused the proposed Lessor to complete the attached Application by Proposed Lessee. I/We am/are aware that any falsification or misrepresentation of the facts in the attached application will result in the **automatic** rejection of the Application to Lease. I/We consent that you may have further inquiries concerning this application particularly of the references given below.

I/We agree Owner/Lessee shall not move in until the Association has provided a signed approval letter by the office personnel to the closing agent.

Applicant Signature

Owner/Agent

Applicant Signature

Building/Unit #

Date

EWC Parking Requirements

Due to limited parking at Edgewater, the following restrictions must be adhered to for residency:

Maximum Number of Cars allowed WITH REGISTERED RESIDENTS

1/1: UP TO 2 Cars

2/2: UP TO 2 Cars

3/2: UP TO 3 Cars

NO EXCEPTIONS

All decals need to be **purchased** via www.oncallms.com.

Decals are **RENEWED ANNUALLY with updated lease**. Tenant is responsible for all renewals.

NO BACK IN PARKING ALLOWED
NO COMMERCIAL VEHICLES PER CITY OF CORAL SPRINGS allowed

RULES FOR GUEST

ALL RESIDENTS MUST REGISTER THEIR GUEST VEHICLES AT
WWW.ONCALLMS.COM OR CALL 954-473-9001 before 11:00 PM

Guest can only be registered UP TO 30 DAYS **ANNUALLY**.

THERE IS NO CHARGE TO REGISTER A GUEST.

Guests must park in designated areas.....1st come 1st serve

Any Guest violations are liable to tow without notice

NO EXCEPTIONS day or night

Tenant/Resident _____ / _____ / _____
Signature Print Name Bldg.-Unit

Tenant/Resident _____ / _____ / _____
Signature Print Name Bldg.-Unit

EWC Gate and Amenity Keys

Each Unit will need to pay for the following items:

Parking decals ONCALL RATE

Gate card per registered adult (\$50/card)

Tennis court keys (30.00) Optional

**ONLY ONE DECAL PER APPROVED REGISTERED RESIDENT ON THE LEASE
WILL BE ALLOWED**

**Each unit is allowed one gate card per registered resident on the lease
at a cost of \$50 each to be paid at Orientation**

**Each unit is allowed 1 tennis court key per registered resident on the
lease at a cost of \$30 per key to be paid at Orientation**

Tenant/Resident _____ / _____
Signature Print Name

Tenant/Resident _____ / _____
Signature Print Name

Tenant/Resident _____ / _____
Signature Print Name

EWC Vehicle Registration Form

ONLY ONE CAR PER APPROVED REGISTERED RESIDENT ON THE LEASE WITH A VALID DRIVERS LICENSE FOR DECALS

Resident Name: _____

Bldg/Unit # _____

Vehicle 1 Make: _____ Model: _____

Year: _____ Color: _____

Tag # _____ State: _____

Resident Name: _____

Vehicle 2 Make: _____ Model: _____

Year: _____ Color: _____

Tag # _____ State: _____

Vehicle 3 Make: _____ Model: _____

Year: _____ Color: _____

Tag # _____ State: _____

Maximum Number of Cars allowed

1/1: UP TO 2 Cars

2/2: UP TO 2 Cars

3/2: UP TO 3 Cars

EWC

PARKING RULES AND REGULATIONS ACKNOWLEDGEMENT FORM

Each unit will be permitted to park one vehicle per registered resident. For units that are leased, this means one vehicle for each registered resident whose name appears on the lease and who actually resides in the unit on a permanent basis. For units that are not leased, this means one vehicle per registered owner or authorized registered resident who actually resides in the unit on a permanent basis.

Regardless of the number of registered residents associated with a unit, the maximum number of vehicles will be three (3) per unit.

1/1 up to 2 cars

2/2 up to 2 cars

3/2 up to 3 cars

The first vehicle for each unit will be given a **YELLOW** decal which will allow that vehicle to be parked in the **YELLOW ASSIGNED NUMBER**_____ parking spaces located in front or close to the building in which the unit is located.

The second vehicle (if applicable) for each unit will be given a **BLUE** decal which will allow that vehicle to be parked in the **BLUE** spaces. The third vehicle (if applicable) for each unit will be given an **ORANGE** decal which will allow that vehicle to be parked in the **ORANGE** spaces.

The color associated with each space will be denoted by the color of the bumper and/or the lines of the parking space. In no event shall any unit be allowed to park more than three (3) vehicles on site.

I have read the governing documents of the Association, including the rules and regulations, and agree to abide by all of them and understand, amongst the other covenants, rules and restrictions, that in order to park a vehicle on site and obtain/maintain a parking decal I must reside in the unit on a permanent basis and I hereby confirm that I will be residing in the unit on a permanent basis and that if this shall no longer be the case then the vehicle associated with me and dependent upon my residency in Edgewater will no longer be permitted to be parked on site and may be towed by the Association at my cost.

Resident Signature

Bldg/Unit

EWC

RENTERS INSURANCE ACKNOWLEDGEMENT FORM

Insurance is a protection

I have been informed of the importance of obtaining rental insurance for the protection of my personal valuable in the event I need to move out due to mold or water intrusion from or into the unit.

I understand it is not the owner's responsibility to cover for my personal items or to house me if it is determined that the living conditions are not suitable.

If I will be obtaining renters insurance, I will provide a copy of the policy to the office to be kept in the file along with my application for approval to reside in Edgewater.

I understand that any and or leaks coming into the unit or going out of the unit will be reported to the office. Any leaks not reports can be charged against me in a court of justice for knowingly allowing the unit to be damaged.

Building/Unit: _____,

Tenant/Resident signature

Tenant/Resident signature