

Eton Countryside Condominium Association Application for Tenant Occupancy

Instructions

To apply for rental occupancy in Eton Countryside Condominium Association (the Association) (whether you actually pay rent or not), the Association requires the following. Please carefully review page 2 of this application and submit all the required documents.

1. All leases require Association approval and shall provide (if not provided shall be automatically deemed to provide) that the Association shall have unilateral right to terminate the lease upon default by the tenant in observing any of the provisions of any agreement, document or instrument governing the Association or administered by the Association.
2. Owners are responsible for providing their tenants with copies of all such Association Documents or instruments at such owners sole cost and expense. As a one-time courtesy, the Association has provided the Rules and Regulations which should be reviewed and kept by you. They must be acknowledged and signed off (page 3). All other documents should be completed and returned.
3. The fully completed Application for Tenant Occupancy must be submitted to the Association. Incomplete applications will not be processed.
4. All adults 18 years of age or older must be included in the application.
5. The Rental Criteria Acknowledgement must be included with the Application.
6. An application fee of \$100 per applicant over 18 years old must be included with the application. The CASHIER'S CHECK or MONEY ORDER should be made payable to Eton Countryside Condominium.
7. Please allow a 10 business days for the application to be processed.
8. The Association response will be sent by either US Mail or email to the address you provide. No telephone/verbal responses will be given.

Eton Countryside Condominium Association **Required Document Checklist**

_____ Attach a clear copy of the sales lease or contract

_____ Include a clear and legible copy of each applicant's Driver's License or Valid Government Issued photo identification (ID) and Social security Card. Applicants without a Social Security card must show proof of a permitted stay in the United States for the duration of the lease (i.e. Visa)

_____ Ensure that that you are providing the correct Name, Address (including zip code), Social Security number, Birth Date, Driver's License Number and State of Issue.

_____ Include a copy of the latest bank statement with correct name and address of applicant.

_____ Proof of employment (letter from employer, pay stub, copy of last year's W-2 or bank statement showing direct deposit from employer). If self employed, retired or disabled – proof of income is required (a copy of last year's 1099 or 1040, letter from Social Security Administration and/or bank statements).

_____ A daytime phone number for both current and previous (if less than 3 years at current address) landlord.

_____ Daytime phone number where the applicant can be reached.

Failure to provide any of this information when the application is submitted will cause a delay in processing the application. The screening process will begin once all the information is received including all application fees and deposits. Please be assured that once all information has been received we will process the application immediately and will contact you via US Mail or email upon completion. Please do not contact us repeatedly during the process as it will not expedite the process. Information must be submitted to

Eton Countryside Condominium
c/o Assurance Property Management
PO Box 70247
Oakland Park, FL 33307-0247

Once the completed application is received a background check will be run on all adult applicants, the results will be submitted to the board for review, once the review is completed a response will be sent to you at the address requested. Please note that the Association is self managed by volunteer board members.

Rental Application Approval Criteria

Eton Countryside Condominium Association abides by all Fair Housing requirements regarding Equal Housing Opportunity. No barriers are set forth regarding Race, Color, Religion, Sex, Disability, Familial Staus, National Origin or Sexual Orientation.

The following criteria are required of all applicants:

1. All persons 18 years of age or older must apply for residency.
2. All applicants must have a valid social security number or show proof of approval to be in the United States for the duration of their lease.
3. I/We acknowledge that we have received, read and understand the Rental Criteria for Approval.



Property Owner

Date

Co-Property Owner

Date

Applicant

Date

Co-Applicant

Date

**Addendum to Lease for Eton Countryside
Condominium Association**

This addendum must be signed by the Property Owner and the Tenant and is made part of the Lease.

Each Owner hereby, acknowledges and agrees that any and all leases entered into by such Owner in connection with his or her unit shall be deemed to incorporate by this reference a collateral assignment of rents and leases in favor of the Association, which collateral assignment of rents and leases shall provide that in the event such Owner leasing his or her unit is past due in the payment of his or her Assessment, the Association shall have the power and authority to take actions including but not limited to : (i) collecting rent now due or that become due directly from such Owner's tenant(s) (or other party in possession of the unit): and/or (ii) pursuing any and all legal remedies against such owner and/or such tenant(s) including but not limited to, actions for eviction of such Owner's tenant(s).



Owner Signature

Date

Yehoshua Mizrahi

Printed name

Co-Owner Signature

Date

Printed name

Applicant Signature

Date

Printed name

Co-Applicant Signature

Date

Printed name

Eton Countryside Condominium Association

Leased Property Information

Property Address 5090 SW 64th Ave Apt 105 Davie, FL 33314

Owner Name: Yehoshua Mizrahi

Co-Owner Name: _____

Daytime Phone Number: _____

Email Address: _____

Owner's Mailing Address: 11331 NW 6th Street

City Plantation State FL Zip Code 33325

Name of Person(s) Leasing Unit:

_____ Phone _____

_____ Phone _____

Tenant's Vehicles:

Make _____ Model _____

Year _____ Color _____ Tag # _____

Make _____ Model _____

Year _____ Color _____ Tag # _____

In Case of Emergency the Owner designates the following local person as the primary contact:

Name: _____ Phone: _____

**Addendum to Lease for Eton Countryside
Condominium Association**

I/We, have read, acknowledge and understand the Rules and Regulations of the Eton Countryside Condominium Association which have been provided by the Property Owner and I/We agree to abide by the Rules and Regulations with the understanding that it is for the Health, Safety and Welfare of all residents of Eton Countryside Condominium Association.

I also understand that the Rules and Regulations extend to all members of my family, guests and invitees of whom I/we accept responsibility for.

Applicant Signature

Date

Printed name

Co-Applicant Signature

Date

Printed name

Background Check Information

One form per person 18 years of age or older

Unit to be purchased or leased

Address _____

_____ Lease, Monthly rent _____

_____ Purchase, Sale Price _____

Applicant Information

Last Name _____ Suffix _____

First Name _____ Middle name _____

Social Security Number _____

Driver's License Number _____ State _____

Date of Birth _____

Telephone Number _____

Email Address _____

Current Address _____

City _____ State _____ Zip Code _____

How long at this address _____ Own or Rent _____

Landlord _____

Landlord's Daytime Phone _____

Employment History

Applicant Employer _____

Address _____ How Long? _____

City _____ State _____ Zip Code _____

Occupation/Position _____

Supervisors Name _____

Telephone _____ Salary _____

Financial History

Savings Account # _____

Checking Account # _____

Bank name _____

Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Contact Name _____

Have you ever filed for Bankruptcy? _____ Have you ever broken a lease? _____

Have you ever been evicted? _____ Have you ever sued? _____

Pets

Do you have pets? _____ How many? _____

Name _____ Sex _____ Age _____ Weight _____

Breed _____ Spayed/Neutered _____

Name _____ Sex _____ Age _____ Weight _____

Breed _____ Spayed/Neutered _____

References (Not related to you)

Name _____ Daytime Phone _____

How long have you known each other _____ Relationship _____

Name _____ Daytime Phone _____

How long have you known each other _____ Relationship _____

Name _____ Daytime Phone _____

How long have you known each other _____ Relationship _____

Vehicle/Motorcycle Information

Make _____ Model _____

Year _____ Color _____ Tag # _____

Insured by _____

Make _____ Model _____

Year _____ Color _____ Tag # _____

Insured by _____

Emergency Contact

Name _____ Phone _____

Address _____

City _____ State _____ Zip Code _____

Convictions

Have you ever been convicted of a crime? Including misdemeanors, DUI or any pending charges? _____ If yes, City _____ State _____ Date _____

Explain _____

List minor occupants of the property and relationship. _____

Authorization Form

You are hereby authorized to release any and all information requested with regards to verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references to Eton Countryside Condominium Association and/or their agents. This information is to be used for my credit report and/or application for occupancy.

I hereby waive any privileges I may have with respect to the said information in reference to its release to the aforementioned party. Information obtained for this report is to be released to Eton Countryside Condominium Association, its agent, the Board of said Association, and the property owner and/or their representative for their exclusive use only.

Please include copy of Driver's License and Social Security Card to confirm identity. If you do not have a Social Security Card please include a copy of your passport or current government issued identification.

Please inform your landlords, employers and character references that we will be contacting them to obtain a reference pursuant to your application.

I further state the Authorization Form were signed b me and was not originated with fraudulent intent by me and that the signature below is my own proper signature.

I certify under the penalty of perjury that the foregoing is true and correct.

If you have falsified, deliberately mislead or omitted to mention any information on your application, you may not be approved for purchase, lease or occupancy.

Applicant signature

Date

Applicant Printed Name