

3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463 Ph: (561) 641-8554 / Fx: (561) 641-9448

GARDENS OF WOODBERRY HOMEOWNERS' ASSOCIATION, INC.

APPLICATION FOR LEASE

• \$200.00 Non-refundable application processing fee for each applicant (unless married) and payable to GRS Community Management in the form of a money order or cashier's check.

Additional Lease Requirements:

• \$1,000.00 Refundable Security Deposit payable to Gardens of Woodberry HOA in the form of a money order or cashier's check.

INDIVIDUAL COMMUNITY REQUIREMENT CHECKLIST

 Copy of lease contract is attached.
 Copy of driver's license(s) and vehicle registration(s) are attached.
 Owners may lease their homes only after 24 months of ownership.
 Lease terms may not be less than six (6) consecutive months and the unit may not be leased more than once in any twelve (12) month period.
 Four (4) domestic cats and/or dogs are permitted per occupied unit.
 No unit may be occupied or used for any commercial or business purpose.
 Any violations on the property must be cured prior to transfer.
 At the time of the Lease application (new lease or renewal) the Lot Owner MUST NOT be
delinquent in the payment of the Association dues and/or have any open and unresolved
violations. The account must be brought current before any lease application can be
considered for approval by the Association.
 The approval of a purchase and/or lease application may take up to thirty (30) days.

APPROVAL REQUIRED – Application, fees and all applicable documentation must be mailed, or hand delivered to GRS Community Management at the address indicated above. *Please note separate fees apply for additional documentation such as estoppels or questionnaires.*

A Certificate of Approval is required for leases.

Please visit <u>grsmgt.com > Gardens of Woodberry Homeowners' Association, Inc. > Association Documents</u> for a comprehensive overview of the Rules and Regulations of the Association.

GARDENS OF WOODBERRY HOMEOWNERS' ASSOCIATION, INC.

Lease Application

Please print legibly and complete all the sections.

REALTOR'S NAME

EASE BEGIN DATE:	LEASE END DATE:		
PROPERTY ADDRESS UN	NIT INFORMATION	MOVE-IN DATE	
URRENT OWNER NAME		CONTACT #	
		'	
APPLI	ICANT INFORMATION		
APPLICANT NAME	CO-APPLICANT NAM	IE	
PRIMARY CONTACT #	PRIMARY CONTACT	#	
EMAIL	EMAIL		
CURRENT MAILING ADDRESS	CURRENT MAILING	ADDRESS	
CITY-STATE-ZIP	CITY-STATE-ZIP		
EMERGENCY CONTACT NAME & TELEPHONE	EMERGENCY CONT.	ACT NAME & TELEPHONE	
MARITAL STATUS MARRIED () SINGL	E () MARITAL STATUS	MARRIED() SINGLE()	
IAME OT	HER OCCUPANTS	DOB	
IAME	RELATIONSHIP	DOB	
IAME	RELATIONSHIP	DOB	

REALTOR INFORMATION PHONE #

EMAIL

ADDITIONAL INFORMATION

EMPLOYMENT HISTORY - (For Lessees Only)

ARE YOU	J: Self-E	Employed? Y	/es ()	No	()	Retire	ed? Ye	es ()	Ν	o ()
EMPLOYER			(CO-A	APPLICAN	T/SPOU	SE EMPLO	YER		
CITY-STATE-ZIP			C	CITY	-STATE-Z	IP .				
PHONE #			F	PHO	NE #					
EMPLOYED FROM:		TO:	E	EMP	LOYED FI	ROM:			T	O:
DEPARTMENT OR POSITI	ION		1	DEP.	ARTMENT	OR PO	SITION			
SUPERVISOR			5	SUP	ERVISOR					
MONTHLY INCOME			N	MON	ITHLY INC	OME				
		<u>EMERGENCY</u>	CONT	AC	T NFOF	RMAT	<u>ION</u>			
NAME	R	ELATIONSHIP		TE	LEPHONE	E NO.		ALTERN	NATE	NO.
NAME	R	ELATIONSHIP		TE	LEPHONE	E NO.		ALTERN	NATE	NO.
	(Please	VEHIC refer to the Asso	CLE INF ociation's				ions for re	estrictio	ns)	
MAKE		MODEL	С	OLC)R		STATE		TAG	#
MAKE		MODEL	C		COLOR STA		STATE	STATE TAG		#
		DE	T INFO	284	ATION					
(Four (4) household ani	mals are _l	permitted per oc	T INFOR cupied ui ite NONE	nit a	and mus	t not w	eigh mor	e than a	80 lb	os. at maturity)
TYPE	BREED	RABIES		ES LICENSE TAG #		COLOR			WEIGHT	
TYPE	BREED	RABIES		LICE	ICENSE TAG # COLO		COLOR)R		WEIGHT
TYPE	BREED		RABIES I	LICENSE TAG # COLO		COLOR	LOR		WEIGHT	
TYPE	BREED		RABIES I	LICENSE TAG # COL		COLOR	COLOR		WEIGHT	

AUTHORIZATION FILE DISCLOSURE

APPLICANT/TENANT CONSENT

I hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc., and its designated agent /employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent, or misleading information on an application may be grounds for denial of residency, or subsequent eviction.

Signature	Date
Printed Name	Date of Birth
Social Security Number	_
Driver 's License Number	State
2nd Applicant's Signature	Date
Printed Name	Date of Birth
Social Security Number	_
Driver's License Number	State

ADDITIONAL OCCUPANTS OVER 18. AUTHORIZATION FORM IS REOUIRED

Gardens of Woodberry Homeowners 'Association, Inc.

ADDENDUM TO LEASE APPLICATION

THI	S ADDENDUM is made between		("Landlord") and
		1	("tenant(s)") for
unit	: effective thisday of	20and is intended	to and shall supplement, amend,
and	modify that certain Lease dated	, in the following respects:	
	owner is delinquent in any monetary the tenant to pay to the association the Association. The demand must b	pide by Florida Statutes: Assessments obligation to the Association, the Assethe future monetary obligations relate in writing. If the tenant fails to comporida Statutes. The unit owner shall given	sociation can make a demand for d to the Association unit owed to ply, the Association may have the
	due to the unit owner for any amoun	ts paid by the tenant to the Association	n.
	the tenant shall be obligated to pay tassessments and other charges have	ciation, the Association may notify the rent required under the lease to the been paid in full. During the period of not seek to evict the tenant for non-pa	ne Association, until all delinquent time the tenant is paying the rent
Plea	ise Print Name	Signature	 Date
<u>TEN</u>	ANT:		
Plea	se Print Name	Signature	Date
<u>TEN</u>	ANT:		
Plea	se Print Name	 Signature	



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463

GARDENS OF WOODBERRY HOMEOWNERS' ASSOCIATION, INC. PET REGISTRATION

(Please complete one registration form for each pet)

Date:	Owner:	
Name of Homeowner(s):		
Name of Tenant(s):		
Property Address:		
Tenant(s) who are applying must attach a cu Landlord(s) permits pet(s)/animal(s) on the pro		e agreement, stating specifically
A. Please indicate type of pet(s)/animal(s), incl within the last six (6) months, and accurately sh		
I. Type of Pet(s):		Color:
Breed:	Tag Number:	
II. Veterinarian Reference: (Please attach a cur veterinarian within the past thirty (30) days.)	rent certificate of vaccination/hea	alth certified by a licensed
	Phone No.:	
Name:Address:		

- **B.** By submitting this registration application, Resident understands and agrees that the pet(s)/animal(s) is subject to the association's governing documents, including but not limited to association's Declaration and its Rules and Regulations and all state and local laws. Accordingly:
 - 1. Up to four (4) domestic cats and/or dogs are permitted per home; certain breeds of dogs are prohibited please refer to the Association's Rules & Regulations.
 - 2. When outside the unit, all pet(s)/animal(s) must be on a leash which is attached to the pet/service animal and in direct physical control of a person capable of always controlling such pet and the pet(s)/animal(s) will not be left unattended at any time.
 - 3. Residents agree to register the pet(s)/animal(s) in accordance with local laws and requirements, and to immunize pets in accordance with such local laws and requirements.
 - 4. Resident shall be responsible for any damage created by a pet/animal to association property.

- 5. The pet(s)/animal(s) will not cause danger, threat to any person or other pet, nuisance, noise, health hazard, or soil the premises, grounds, common areas, walks, parking, landscaping, or gardens. Resident agrees to clean up after the pet(s)/animal(s) and agrees to accept full responsibility and liability for any damage, injury or action arising from or caused by his/her pet(s)/animal(s). Resident agrees that if their pet/animal becomes annoying, bothersome, or in any way a nuisance or disturbance to other Residents or to the operation of the association, the Resident will immediately, upon notice from association remove the offending pet/animal from the premises.
- 6. Resident warrants that the pet(s)/animal(s) have no history of causing physical harm to persons or property, such as attacking, biting, scratching, chewing, etc. and further warrants that the pet(s)/animal(s) have no vicious history or tendencies.
- 7. Resident understands and agrees that each year the pet/animal is kept on the property; a valid certification from a licensed veterinarian shall be submitted to the association showing that the pet/animal has current vaccinations.
- 8. The Resident acknowledges in writing that Resident will comply with the guidelines established by the association regarding pets.
- 9. If Resident fails to comply with these requirements by failing to have his/her pet(s)/animal(s) registered (this shall include but not limited to replacement pets) and approved in advance or has a pet on the property or premises without approval and is later discovered, (whether the pet belongs to Resident or another), then the association shall have the right to remove such pet/animal immediately without notice. If any action is necessary to remove the animal, the prevailing party shall be entitled to its reasonable attorney's fees and costs, if any.
- 10. The pet/animal shall not be deemed approved until Resident receives a written confirmation from the association approving same.
- 11. If any action is necessary to require compliance with this agreement, the prevailing party shall be entitled to its reasonable attorney's fees and costs, if any.
- **C.** Association and Resident agree, notwithstanding initial compliance with the pet registration, that should Resident receive written notice from Association that a pet/animal is deemed undesirable, for whatever reason, Resident shall forthwith remove the undesirable pet/animal from the premises. Any failure to remove the pet/animal after written notice shall be a material breach of this agreement.
- **D.** Disapproved pets/animals shall not be allowed to re-enter the property or the premises.
- **E.** Any approval of a pet given by Association to Resident, prior to or after Resident takes possession of his/her premises, shall be strictly subject to the terms of this agreement/registration, and any such approval given shall require compliance herewith notwithstanding the fact that this addendum may not be resigned after a pet is approved or added.

Print Resident Name	- Pacidont Cignatura		 Date
Fillit Resident Name	Resident Signature		Date
APPROVED THIS DAY OF	, 20		
By:		Title:	
Authorized Signature Gardens of Wood	berry HOA, Inc.		

GARDENS OF WOOODBERRY HOMEOWNERS' ASSOCIATION, INC. PROSPECTIVE OWNER/LESSEE ACKNOWLEDGEMENT

The undersigned being a prospective Owner or Les	ssee of the following Lot/Unit No.:	and Property
Address:	, in Gardens of Woodberry Home	owners' Association,
Inc. acknowledges that I/We have read, understand,	, and agree to follow and abide by all the t	erms and conditions
of the following Association Documents:		
 a. Declaration of Covenants, Conditions and Re b. Any and all Amendments to the Association I c. Association Rules & Regulations (recorded Se 	Documents.	
Dated: Purchaser/Lessee Sig	gnature:	
Purchaser/Lessee Pr	rint Name:	
Dated: Purchaser/Lessee Sig	gnature:	
Purchaser/Lessee Pr	rint Name:	
Dated: Purchaser/Lessee Sig	gnature:	
Purchaser/Lessee Pr	rint Name:	