



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 grsmgt.com > ***Gardens of Woodberry Homeowners' Association, Inc. > Association Documents*** 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.

LEASE BEGIN DATE:	LEASE END DATE:	SALE CLOSING DATE:
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PROPERTY ADDRESS	UNIT INFORMATION	MOVE-IN DATE
CURRENT OWNER NAME		CONTACT #

APPLICANT INFORMATION

APPLICANT NAME	CO-APPLICANT NAME
PRIMARY CONTACT #	PRIMARY CONTACT #
EMAIL	EMAIL
CURRENT MAILING ADDRESS	CURRENT MAILING ADDRESS
CITY-STATE-ZIP	CITY-STATE-ZIP
EMERGENCY CONTACT NAME & TELEPHONE	EMERGENCY CONTACT NAME & TELEPHONE
MARITAL STATUS MARRIED () SINGLE ()	MARITAL STATUS MARRIED () SINGLE ()

NAME	RELATIONSHIP	DOB
OTHER OCCUPANTS		
NAME	RELATIONSHIP	DOB
NAME	RELATIONSHIP	DOB

REALTOR'S NAME	REALTOR INFORMATION	EMAIL
	PHONE #	

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 REQUIRED

Gardens of Woodberry Homeowners 'Association, Inc.

ADDENDUM TO LEASE APPLICATION

THIS ADDENDUM is made between _____ ("Landlord") and _____ ("tenant(s)") for unit: _____ effective this ____ day of _____ 20 ____ and is intended to and shall supplement, amend, and modify that certain Lease dated _____, in the following respects:

1. Tenant(s) is subject to and shall abide by Florida Statutes: Assessments: Tenant Occupancy: Where an owner is delinquent in any monetary obligation to the Association, the Association can make a demand for the tenant to pay to the association the future monetary obligations related to the Association unit owed to the Association. The demand must be in writing. If the tenant fails to comply, the Association may have the tenant evicted in accordance with Florida Statutes. The unit owner shall give the tenant a credit against rent due to the unit owner for any amounts paid by the tenant to the Association.
2. In the event the landlordowner becomes delinquent in payment of assessments (regular, general, or special) or other charges to the Association, the Association may notify the tenant. Upon such notification, the tenant shall be obligated to pay the rent required under the lease to the Association, until all delinquent assessments and other charges have been paid in full. During the period of time the tenant is paying the rent to the Association, the landlord shall not seek to evict the tenant for non-payment of rent.

LANDLORD:

Please Print Name

Signature

Date

TENANT:

Please Print Name

Signature

Date

TENANT:

Please Print Name

Signature

Date



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GARDENS OF WOODBERRY HOMEOWNERS' ASSOCIATION, INC.

PET REGISTRATION

(Please complete one registration form for each pet)

Date: _____ Owner: _____ Tenant: _____

Name of Homeowner(s): _____

Name of Tenant(s): _____

Property Address: _____

Tenant(s) who are applying must attach a current executed copy of your lease agreement, stating specifically Landlord(s) permits pet(s)/animal(s) on the premises.

A. Please indicate type of pet(s)/animal(s), including service animals. Attach a recent picture of your pet(s), taken within the last six (6) months, and accurately show the pet(s)/animal(s) as of the date of this registration.

I. Type of Pet(s): _____ **Weight:** _____ **Color:** _____

Breed: _____ **Tag Number:** _____

II. Veterinarian Reference: (Please attach a current certificate of vaccination/health certified by a licensed veterinarian within the past thirty (30) days.)

Name: _____ **Phone No.:** _____

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.

GARDENS OF WOODBERRY HOMEOWNERS' ASSOCIATION, INC.

PROSPECTIVE OWNER/LESSEE ACKNOWLEDGEMENT

The undersigned being a prospective Owner or Lessee of the following Lot/Unit No.: _____ and Property Address: _____, in **Gardens of Woodberry Homeowners' Association, Inc.** acknowledges that I/We have read, understand, and agree to follow and abide by all the terms and conditions of the following Association Documents:

- a. Declaration of Covenants, Conditions and Restrictions
- b. Any and all Amendments to the Association Documents.
- c. Association Rules & Regulations (*recorded September 3, 2021*).

Dated: _____ Purchaser/Lessee Signature: _____

Purchaser/Lessee Print Name: _____

Dated: _____ Purchaser/Lessee Signature: _____

Purchaser/Lessee Print Name: _____

Dated: _____ Purchaser/Lessee Signature: _____

Purchaser/Lessee Print Name: _____