

RENTAL APPLICATION

Lakes at Boca Raton Homeowners Association, Inc.
10551 Lakes at Boca Raton Drive, Boca Raton, FL 33498
Phone: 561-477-3199 Fax: 561-483-2878

This Rental Application must be completed by each person 18 years of age or older who will live in the Rental Property described below. Each such Applicant also needs to be a signatory to the Lease Agreement upon approval of the completed Rental Application.

Please deliver to the Property Manager at the address noted above: (1) this completed form, (2) the Landlord's Notice of Intent to Lease form, and (3) the Application Fee check for \$200, payable to the Lakes at Boca Raton HOA.

RENTAL PROPERTY		
Address of Rental Property		
Name of Owner		ACCT #
Move-in Date	Expiration Date of Lease	
INFORMATION ABOUT APPLICANT		
Applicant Name (First, Middle, Last)		
Email Address	Cell Phone	
Home Phone	Work Phone	
Date of Birth	Social Security Number	
Current Driver License Number	State Issued	U.S. Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No
Have you every been convicted of a misdemeanor and/or a felony? If yes, please explain.		
EMERGENCY CONTACT		
Name of Contact		Phone of Contact
Address of Contact (Street, City, State, Zip)		
ADDITIONAL REQUIRED INFORMATION		
In addition to yourself, list below everyone else who will live in this rental property.		
Name	Birth Date	Relationship to Applicant
Will there be any pets in the Rental Property; the HOA has a 2-dog limit. <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, please describe
CURRENT RESIDENCE		
Address of Property		Move-in Date
Property Is <input type="checkbox"/> Rented <input type="checkbox"/> Owned <input type="checkbox"/> Other	If Other, describe circumstances of living there	
If Rented, Landlord's Name		Landlord's Contact Information
Landlord's Address (Street, City, State, Zip)		

PRIOR RESIDENCE			
Address of Property		Move-In Date	Move-Out Date
Property Was <input type="checkbox"/> Rented <input type="checkbox"/> Owned <input type="checkbox"/> Other		If Other, describe circumstances of living there	
If Rented, Landlord's Name		Landlord's Contact Information	
Landlord's Address (Street, City, State, Zip)			
EVICTION HISTORY			
Have you ever been evicted from any leased premises? <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, please explain circumstances	
CURRENT EMPLOYMENT			
Employer – Name and Address			
Supervisor's Name		Supervisor's Contact Information	
Job Title		Start Date	
PRIOR EMPLOYMENT			
Employer – Name and Address			
Supervisor's Name		Supervisor's Contact Information	
Job Title		Start Date	End Date
BANK ACCOUNT INFORMATION			
Bank Name		Bank Phone Number	
Bank Address (Street, City, State, Zip)			
Account Type <input type="checkbox"/> Checking <input type="checkbox"/> Savings		Account Number	Date Opened
Bank Name		Bank Phone Number	
Bank Address (Street, City, State, Zip)			
Account Type <input type="checkbox"/> Checking <input type="checkbox"/> Savings		Account Number	Date Opened
PERSONAL REFERENCES (Exclude Family/Relatives)			
Name of Reference			
Personal Phone Number		Work Phone Number	
Address of Reference			
Name of Reference			
Personal Phone Number		Work Phone Number	
Address of Reference			
TERMS AND CONDITIONS & REQUIRED SIGNATURE			
<ol style="list-style-type: none"> 1. This Rental Application is not a binding agreement. 2. The required application fee is non-refundable. 3. Making false representations on this Application will be deemed to be cause to decline the Application or terminate the Lease. 4. You may be asked to provide additional documentation. 5. By signing below, Applicant represents that all information contained herein is true and complete, and authorizes the Lakes at Boca Raton HOA to verify all information as it sees fit, including credit history, employment history, rental history, criminal record, and all references provided. 			
Signature of Applicant			Date Signed

RENTER AGREEMENT TO HOA RULES

The Lakes at Boca Raton Homeowners Association, Inc.

Phone: 561-477-3199 Fax: 561-483-2878 Email: ~~lakes@~~ _____
10551 Lakes at Boca Raton Dr., Boca Raton, FL 33498

I hereby acknowledge that I have received the portion of the Lakes at Boca Raton Governing Documents that sets forth the rules that all residents of the Lakes at Boca Raton are obligated to comply with.

The rules of the Association can also be found on the HOA website at GRS' COMMUNITY MANAGEMENT See Article VI of the Declaration of Covenants section and the Rules & Regulations section in its entirety.

I agree to become familiar with and abide by these rules.

In the event of my non-compliance with these rules, I hereby acknowledge that the Association has the authority to terminate my lease and evict me and all other occupants from the property I/we currently rent.

Renter Name on Lease: _____ Date: _____

Renter Signature: _____

Address of Rental Property: _____

NOTICE OF INTENT TO LEASE

Property Address: _____ Date: _____

Owner Name: _____

This **Notice of Intent to Lease** form must be completed and signed by the Owner who holds title to the Property being leased. It should be submitted to the Lakes at Boca Raton Homeowners Association (HOA) at 10551 Lakes at Boca Raton Drive, Boca Raton, FL 33498, accompanied by a **Rental Application** form from each prospective renter of the Property 18 years of age or older, including each spouse, that has been fully completed by the prospective renters of the Property.

Leasing restrictions include:

No more than two unrelated adults (18 or older) may occupy the Property.

No portion of a dwelling may be leased.

No subletting is permitted.

Additionally, the HOA's authorization to lease a property is subject to the Owner's HOA account being current with respect to maintenance assessments and related charges, as well as violation fines. Any leasing not authorized by the HOA shall be subject to fines without limit and may also result in a suspension of leasing privileges.

This Section to be Completed by Owner

In compliance with the **Declaration of Covenants, Conditions and Restrictions (the Declaration)** and the **Rules & Regulations** of the HOA, I hereby serve notice that as Owner of the Property, I intend to lease said Property, subject to HOA approval.

I understand and hereby agree that I am fully responsible for ensuring that my proposed Lessee, their family and guests abide by the Association's Declaration and its Rules & Regulations. I authorize the HOA to obtain consumer credit report information on the proposed Lessee. I understand this information can only be obtained under the guidelines of the Fair Credit Reporting Act and I will adhere to this and all other applicable laws regarding the obtaining and use of this information. I further understand that a criminal record history report, employment credit report, housing history, driving record search and social security number verification may be obtained by the HOA for its evaluation of the suitability of the proposed Lessee to reside in the Lakes at Boca Raton.

Mailing Address: _____ Email Address: _____

Personal Phone #: _____ Work Phone #: _____

Owner Signature: _____

LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.
UNIFORM LEASE ADDENDUM

THIS LEASE ADDENDUM (the "Addendum"), entered into this ____ day of _____, 20____, by and between LAKES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC. (the "Association") _____ (the "Landlord"), the record title owner of _____ ("the Demised Premises") located within the Association, and _____ (the "Tenant"), is hereby incorporated into the existing lease between Landlord and Tenant (the "Lease").

1. **RULES AND REGULATIONS.** The parties hereby acknowledge and agree that Tenant and Tenant's family, occupants, guests, invitees, and licensees (the "Permitted Users"), are subject to and shall abide by and be bound to the relevant provisions of Association's Declaration and its Rules and Regulations ("the Governing Documents Packet"). Tenant acknowledges and agrees that ANY FAILURE OF TENANT OR THE PERMITTED USERS TO ABIDE BY THE GOVERNING DOCUMENTS PACKET, LEASE, OR THIS ADDENDUM SHALL BE IMMEDIATE GROUNDS FOR EVICTION AND TERMINATION OF LEASE AND THIS ADDENDUM. In the event of legal action to enforce the terms of the Governing Documents Packet, Association is entitled to recover from Landlord and Tenant, jointly and severally, all costs and reasonable attorney fees incurred whether suit be brought or not, including all appellate levels. Landlord hereby appoints the President of the Association as Landlord's attorney-in-fact for the purpose of exercising Landlord's eviction rights and, if necessary, to retake possession of Demised Premises by and on behalf of Landlord. Landlord acknowledges and agrees that Landlord shall pay Association all costs and attorney fees incurred by Association in enforcing the Governing Documents Packet, Lease and this Addendum against Landlord, Tenant, and/or Permitted Users.

2. **RIGHTS GRANTED.** The parties acknowledge that Lease grants Tenant a leasehold estate in Demised Premises for the lease term specified therein together with a license granting Tenant, for such lease term, Landlord's rights to use the common property of Association in accordance with the provisions of the Governing Documents Packet, Chapter 720 of the Florida Statutes, and other applicable law all as amended from time to time; provided however, that Landlord retains all membership rights and obligations in Association including, without limitation, the right to vote and the obligation to pay assessments.

3. **SUBORDINATION.** The parties agree that this Addendum is subject to and subordinate to the Governing Documents Packet, all assessments, advances or other charges that may affect or become a lien upon Demised Premises.

4. **ASSIGNMENT; SUBLETTING; RENEWAL.** The parties agree that Tenant may not sublet Demised Premises or any portion thereof. The parties further agree that Tenant may not assign Lease or this Addendum, and that Lease cannot be renewed or extended unless approved by Association. In the event that Landlord and Tenant shall renew or extend Lease without the approval of Association, this Addendum shall remain in full force and effect until such time as Landlord and Tenant obtain Association approval. In addition, if Tenant remains in holdover possession of Demised Premises after the termination of Lease, the terms of this Addendum shall remain in full

force and effect. The parties further agree that nothing contained herein shall be construed or constitute a waiver of Association's screening and approval rights applicable to the renewal or extension of Lease or Tenant's leasehold estate in Demised Premises.

5. **ATTORNEY FEES AND COSTS.** In any action, proceeding, or litigation arising out of or concerning Lease or this Addendum or where Lease or this Addendum is relevant evidence, Tenant and Landlord, jointly and severally, are liable for and must pay Association's costs and reasonable attorney fees, whether suit be brought or not, through all appellate levels.

6. **WAIVER OF JURY TRIAL.** Landlord and Tenant hereby waive trial by jury in any action, proceeding, or lawsuit arising out of Lease or this Addendum.

7. **MODIFICATIONS.** No amendment or modification to Lease or this Addendum shall be valid unless in writing and signed by the party against whom enforcement is sought.

8. **ACCEPTANCE OF DOCUMENTS.** Tenant's signature affixed below acknowledges receipt of a copy of the Governing Documents Packet and that Tenant has read, in their entirety, this Addendum, the Lease, and the Governing Documents Packet. Tenant acknowledges and agrees that by accepting the Governing Documents Packet, Tenant acknowledges and agrees to be bound by the Governing Documents Packet.

9. **ASSIGNMENT OF RENT.** If Landlord is delinquent in the payment of any regular or special assessment, or any installment thereof, or any other charge or fee owed to Association, including but not limited to fines, late fees, interest, or attorney fees ("Costs"), Association has the right to require Tenant to pay any Rent due under Lease to Association to offset any such delinquent assessments or other Costs. Any such payment from Tenant to Association shall be deemed to be a full and sufficient payment of Rent to Landlord in accordance with Lease. Tenant shall be discharged from any obligation to pay such amounts directly to Landlord, so long as such payments are made to Association, until Landlord's delinquency to Association is fully cured. Tenant shall begin making such payments upon receipt of a letter signed by an authorized officer of Association, or Association's attorney, demanding payment from Tenant, and shall continue making such payments in monthly installments equal to monthly installments of Rent due pursuant to Lease until advised in writing that the payments no longer need be made to Association. Landlord hereby assigns to Association the right to take legal action for non-payment of Rent, including the right to terminate Lease, evict Tenant, and obtain possession of the Premises, as set forth above, if Tenant fails to pay Association any amounts due pursuant to this Paragraph. Landlord, by execution of this Addendum, permits Association to reveal any delinquencies to Tenant for this purpose. Without limitation, Association may avail itself of such right to terminate Lease, and evict Tenant pursuant to Chapter 83 and/or 51 of Florida Statutes, and Landlord hereby appoints the President of the Association as Landlord's attorney-in-fact for such purpose as elsewhere herein provided. This right of Association is cumulative and in addition to any and all other rights or remedies Association has against Tenant or Landlord. Moreover, failure of Landlord to comply with the demand shall constitute a material breach of this Addendum and Lease.

10. **USES.** Demised Premises will be used solely as a dwelling to be occupied by no more than _____ persons, including children, which are permitted. Tenant will not use or allow Demised Premises to be used for any disorderly or unlawful purposes or in any manner offensive to others, or in violation of the Governing Documents Packet, or any applicable law.

11. **INSURANCE.** Tenant will do nothing and permit nothing to be done on or within Demised Premises that will contravene any fire or other insurance policy covering the same. If Tenant's use or occupancy of Demised Premises increases the premium on any fire or insurance policy, Tenant shall pay such increase.

12. **THIRD PARTY BENEFICIARY.** Tenant and Landlord acknowledge and agree that Association is a primary, intended third party beneficiary of Lease.

13. **SEVERABILITY.** The parties agree that if any provision or portion of any provision of this Addendum is deemed by a court to be invalid or unenforceable, the remainder of this Addendum shall not be affected thereby. In addition, the court is permitted to reform this Addendum to reflect the parties' intent by enforcing the invalidated or unenforceable provision or portion of a provision to the fullest extent permitted by law.

14. **CONFLICTS.** The parties agree that in the event of a conflict between this Addendum and Lease, this Addendum shall control, and that wherever possible, this Addendum and Lease will be construed as a single document.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the date last aforesaid.

Signed, sealed and delivered
in the presence of:

By:

Print Name:

Printed Name, Landlord

Print Name:

Printed Name, Tenant

Print Name:

Printed Name, Tenant

Print Name:

Print Name:

Printed Name, Association Representative

Print Name:

Print Name:

Print Name: