

**CORPORATE RESOLUTION OF
300 BISCAYNE BOULEVARD WAY CONDOMINIUM**

The undersigned officers of 300 Biscayne Boulevard Way Condominium Association, Inc., a Florida not-for-profit corporation (the “Association”), hereby certify that the following Resolution has been adopted by the Board of Directors (“Board”) of the Association as follows:

WHEREAS, the Association is responsible for the operation and maintenance of 300 Biscayne Boulevard Way Condominium, created pursuant to the Declaration of Condominium recorded March 19, 2024, in Official Records Book 34141, Page 634-830, of the Public Records of Miami-Dade County, Florida, as amended from time to time (“Declaration”);

WHEREAS, the Association has the authority to approve or deny lease applications pursuant to the Declaration at Section 17.8;

WHEREAS, after consultation with its Management company and legal counsel, the Board believes it is in the best interests of the Association and its membership to adopt a uniform policy setting forth the Association’s criteria for approving and disapproving the leasing of Units within the Condominium;

WHEREAS, the purpose and intent of this Resolution is to assist in maintaining the congenial occupancy of the Condominium and Association Property, for the health, welfare, and safety of all persons and property therein;

WHEREAS, it is the Association’s intention that its leasing rules, policies, and procedures be applied in a manner which is fair, consistent, and compliant with applicable federal and Florida law;

NOW, THEREFORE, be it resolved:

1. In accordance with the Declaration of Condominium, all leases must be in writing and are subject to the prior written approval of the Association.
2. Each prospective tenant is required to complete an application, for which a non-refundable \$150 application fee per applicant will be charged (other than spouses or parent/dependent child who shall be considered one applicant for purposes of the fee). In the case of a renewal or extension of a lease with the same lessee, the application shall still be required, but the \$150 application fee shall be waived and/or reimbursed to the applicant.
3. Once all completed application materials and any additional documentation reasonably requested by the Association are received (collectively the “Lease Application”), the Association will have thirty (30) days to review and either approve or disapprove an applicant’s Lease Application. Notwithstanding the foregoing, in the event that the Association requires further information or documentation for the Board to complete its review of the Lease Application, said thirty (30) day review period shall be considered

tolled for a reasonable period of time for the applicant to provide the additional required materials.

4. The Association may deny any applicant(s) for good cause, including based upon the criteria listed below, as long as the denial is reasonable and non-arbitrary. Reasons for denial may include, but are not limited to, the following:

- a. False or Deceptive Information:

- i. If any information provided in or with the Lease Application is found to be false, fraudulent, misleading, deceptive, and/or otherwise dishonest.
- ii. If any information provided in or with the Lease Application is inconsistent and incapable of being clarified upon the Association's request for clarification, or is unable to be independently verified as true and accurate upon the Association's request for such verification (for example, without limitation, personal references or historical residential information).
- iii. If the applicant previously applied for tenancy with the Association in the last twelve (12) months and was rejected for tenancy on the basis that information provided in the application was found to be false, fraudulent, misleading, deceptive, and/or otherwise dishonest.

- b. Criminal History:

- i. If the applicant(s) has/have ever been convicted of or pled guilty to any crime involving violence (regardless of where or when the crime took place), with the Association giving consideration to the nature and severity of the crime and the amount of time that has passed since the crime was committed, in connection with the Association's legitimate interest in protecting the community.
- ii. If the applicant(s) has/have been convicted of or pled guilty to a felony as defined under Florida law (regardless of where the crime took place) within seven (7) years of the date of the application, with consideration given to the nature and severity of the crime in connection with the Association's legitimate interest in protecting the community.
- iii. If the applicant(s) is/are a registered sexual offender or sexual predator, with the Association giving consideration to the nature and severity of the crime and the amount of time that has passed since the crime was committed, in connection with the Association's legitimate interest in protecting the community.

- c. Rule or Lease Violations:

- i. If the proposed tenancy would violate or breach a term of the Association's governing documents, including the Declaration, Bylaws, Articles of Incorporation, and/or Rules & Regulations, as now existing or as amended or adopted in the future ("Governing Documents").
- ii. If the applicant(s) has/have a documented previous violation of any of the Association's Governing Documents.

- iii. If the applicant(s) has/have been evicted from a property within ten (10) years of the date of the application.
 - iv. If the applicant(s) has/have, in the Board's reasonable discretion, a documented history of disruptive or unruly behavior reflecting a nuisance, disregard for the rights and property of others, and/or improper use of a residence (such as for business or commercial use), as evidenced by their conduct at the Association or at other properties as a lessee, guest or owner. The Association reserves the right to require confirmation from a prior landlord or community association in which the applicant resided that the applicant did not commit violations of the lease or rules at their prior residence.
- d. Credit Report/Proof of Applicant's Ability to Pay Rent for Entire Lease Term:
 - i. As authorized by the Declaration, the applicant (or in the case of more than one applicant, at least one of them) should be able to provide evidence that the applicant has a FICO credit score that is (a) 750 or higher; or (b) between 700 and 749, if that applicant or the combined applicants can also provide sufficient proof of historical income and/or financial ability to pay all rent for the entire lease term, including but not limited to financial documentation reflecting such proof of income and/or financial ability for the three (3) year period immediately prior to submission of the Lease Application (such as 1099s, W-2s, income tax returns, K-1s, bank account statements, etc.).
 - ii. In the event that there is no applicant with a FICO credit score, at least one applicant or the applicants combined must be able to provide the historical proof described at (d)(i)(b) above.
 - iii. In the event that financial documentation submitted pursuant to this subparagraph is in the name of and/or otherwise attributable to an entity rather than to the individual applicant(s), the applicant(s) must show his/her nexus and/or connection with the entity to demonstrate that the applicant(s) has reasonably certain access to the income or funds shown therein.
- e. If the applicant fails and/or refuses to provide proof of identification. Any applicant who is not a citizen or legal permanent resident of the United States must provide proof of their right to be in the United States (e.g. applicable visa or authorization).
- f. If there are outstanding financial obligations owed to the Association by the Unit Owner(s) and/or the applicant(s), including but not limited to, fines levied by the Association.
- g. If the Unit Owner(s) fails and/or refuses to provide evidence of an active HO6 insurance policy for the Unit, as required by the Lease Addendum.
- h. If the applicant(s) fails and/or refuses to complete an interview with representatives of the Association prior to the approval or denial of the Lease application.

- i. If the applicant(s) or Unit Owner(s) fails and/or refuses to execute and comply with the Association's Lease Addendum which provides, among other things, that all prospective tenants acknowledge and agree to abide by all requirements of the Governing Documents. The Lease Addendum, fully executed by all Owners of the Unit and all applicants, must be submitted as part of the Lease Application documents.
5. Notwithstanding whether the Lease Application has already been approved by the Association, as a precondition to occupancy, issuance of keys, and formal registration as a resident, the Association may require applicants subject to this Resolution to participate in an orientation meeting with a representative of the Association. If the Association requires such an orientation and an applicant fails or refuses to complete it, the Association may withhold scheduling of the move-in elevator, issuance of keys, and registration of the applicant as an approved resident until the orientation requirement has been satisfied.
6. In its discretion, the Board shall be entitled (but not required) to consider special circumstances specific to a particular applicant, and shall further be entitled (but not required) to waive a requirement above in light of such special circumstances, or to accept alternate documentation if same would constitute a reasonable substitute to the materials set forth above, so long as the Board's discretion in this regard is reasonable, non-arbitrary, and consistently applied.
7. Nothing herein is intended to be discriminatory as written or as applied; however, to the extent that any portion of the above is found to be discriminatory or otherwise legally invalid, same shall be considered severed from this Resolution, leaving the remainder of the terms herein intact.
8. This Resolution applies to all persons desiring to reside in a Unit at the Condominium, who must submit a Lease Application for the Board's review regardless of whether they are listed as a tenant on the lease with the Unit Owner, and if not shown as a tenant on the lease with the Unit Owner, must also provide written proof of the Unit Owner's consent to his/her proposed residency. Such persons not formally listed as a tenant under the lease must still comply with this Resolution but shall not be subject to the criteria listed in Paragraph 4(d) above, so long as the primary applicant/tenant listed on the lease is approved thereunder and remains as a tenant in the Unit during the entire lease term.
9. This Resolution shall apply to all Lease Applications submitted from the date of adoption of this Resolution forward, including all Lease Applications for renewals or extensions of a previously approved lease, except that this Resolution shall not apply to renewals or extensions of a lease which was previously approved before the date of adoption of this Resolution, so long as the Unit and the lessor and lessee parties under that previously approved lease are the same. Notwithstanding the foregoing, nothing shall limit the Association's entitlement to reject a proposed lease, renewal, or extension due to a violation of the Association's Governing Documents.

IT IS HEREBY CERTIFIED that the foregoing Resolution remain in full force and effect, has not been rescinded or modified, and conforms with the Articles of Incorporation and By-Laws of the Association.

IT IS HEREBY CERTIFIED that the foregoing Resolution has been duly adopted at a meeting of the Association's Board of Directors held on April 29, 2026 which meeting was duly noticed and held in accordance with the provisions of the Association's Governing Documents and in accordance with the laws of the State of Florida.

05/15/2026

IN WITNESS WHEREOF, this Resolution has been executed this ____ day of _____, 2026.

**300 BISCAYNE BOULEVARD WAY
CONDOMINIUM ASSOCIATION, INC.**

By: 
By: [Michael Diaz \(May 15, 2026 20:14:03 EDT\)](#)
Print Name: Michael Diaz
Title: President of the Board

Attest:
By: , Secretary

Final Lease Approval Criteria Resolution 5.14

Final Audit Report

2026-05-17

Created:	2026-05-14
By:	James Olacio (director@amrcondo.com)
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"Final Lease Approval Criteria Resolution 5.14" History

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-  Email viewed by secretary@300miamicondo.com
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