

AVENTURA BEACH ASSOCIATES, LTD.
19201 COLLINS AVENUE
SUNNY ISLES BEACH, FLORIDA 33160
TEL: (305) 931-9827
EMAIL: registration@marcopolobeachresort.com

Dear Unit Owner:

Unit: _____

Enclosed please find an Application for Lease for the Aventura Beach Club.

The owner and prospective tenant must complete these forms in full. The forms are then to be returned to our Rental Agent with the following items:

1. A copy of the lease agreement.
2. A color copy of each prospective tenant's driver's license or passport is required and must be clear and legible to be submitted with the application. **Each tenant is required to come into the rental office for an ID card upon arrival, or they will loose their privileges, Valet parking, pool, gym & towels.**
3. Effective June 6th, 2022 all Rental stays for 10 days or longer, a non-refundable registration/ application fee will be \$250.00. Additionally, if the Rental stays is 9 days or less the Application fee is \$450.00. Also, a new daily parking rate of \$25.00 will be implemented regardless the days of stay. For monthly rentals, parking will be \$500.00.
4. All applicable taxes for rent or "reasonable rates" collected will need to be paid at the time the booking is secured. The current state and local required rental taxes are (13%) payable to Aventura Beach Associates. "Reasonable Rates" will be determined by market prices at the time of submitting payment for the taxes. Market prices shall be viewed at the hotel rental website www.marcopolobeachresort.com. Owners may discount 35% for stays 9 nights or less or at 50% for stays 10 nights or more off of the published rates. **Any extensions or changes of applications or leases will result in an additional application fee and applicable taxes.**
5. A criminal background check is required for any tenant staying 3 months or more and is \$25.00 in cash only.
6. You must allow seven (7) business days after receipt of the completed application for approval. **If not a fee of \$350.00 will be applied.**
7. Any Unit Owner renting their unit more than 3 times during the year, is required to have a Vacation Rental license through the Department of Business & Professional Regulations.

Prior to occupancy the Board of Directors of Aventura Beach Club Condominium Association must approve the prospective lessee. Under no circumstances shall the prospective lessee move into the unit until written approval by the Association. All maintenance payments and/or assessments must be current.

**AVENTURA BEACH ASSOCIATES, LTD.
19201 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33160
TELEPHONE (305)-931-9827 FAX (305) 682-0531
EMAIL: registration@marcopolobeachresort.com**

APPLICATION FOR LEASE

The proposed lessee must complete this application in detail.

If any question is not answered or left blank this application will be returned, not processed and not approved.

Please attach a non-refundable application processing fee to the application for lease made payable to Aventura Beach Associates.

The completed application must be submitted to the Association's rental agent at least seven (7) days prior to the desired date of occupancy.

Please attach a copy of the lease to this application.

All occupants must be interviewed prior to final approval.

No commercial vehicles, boats, trailers, RV's, pick up trucks, etc., permitted on the condominium premises. All vehicles must be valet parked. One vehicle per unit is permitted.

The unit owner must provide the lessee with a copy of the condominium rules and regulations.

THE FOLLOWING INFORMATION MUST BE COMPLETED BY THE PROSPECTIVE LESSEE:

DATE _____ UNIT # _____

FULL NAME DANIELE VINCI **TELEPHONE +39 3888650952**

HOME ADDRESS CONTRADA TERRISI SN SP 361 KM 14600

CITY PARABITA **STATE** ITALY **ZIP CODE** 73052

TENANT EMAIL vincidaniele03@icloud.com

PERSON(S) OTHER THAN THE ABOVE WHO WILL OCCUPY THE UNIT:

OF ADULTS _____ # OF CHILDREN & AGE(S) _____

FULL NAME (S) _____

I/WE SUBMIT THE FOLLOWING INFORMATION TO YOUR BOARD OF DIRECTORS REGARDING MY/OUR LEASE OF THE UNIT AND COMMUNITY AS LISTED ABOVE:

LEASE TERM: FROM _____ TO _____

UNIT OWNER NAME _____

OWNER EMAIL ADDRESS _____

PHONE #: WORK _____ HOME _____

MAKE & MODEL OF VEHICLE _____ COLOR _____

YEAR _____ LICENSE TAG # _____ STATE _____

.....
I UNDERSTAND THAT I HAVE RECEIVED AN IDENTIFICATION CARD AND KEY CARD FOR THE UNIT ____ IF LOSE/MISPLACE EITHER ITEM; THERE IS A NON REFUNDABLE REPLACEMENT FEE OF \$25.00 PER ITEM TO BE PAID PRIOR TO RECEIVING THE NEW CARDS.
.....

IN CASE OF EMERGENCY PLEASE CONTACT: _____

PHONE # _____ RELATIONSHIP _____

I/WE UNDERSTAND THAT ACCEPTANCE FOR LEASE AT THE COMMUNITY IS CONDITIONED UPON THE APPROVAL OF THE BOARD OF DIRECTORS. ACCORDINGLY, I/WE HEREBY AGREE FOR MYSELF AND/OR ON BEHALF OF ALL PERSONS WHO MAY USE THE UNIT WHICH I/WE SEEK TO LEASE THAT I/WE WILL ABIDE BY ALL RESTRICTIONS CONTAINED IN THE BY-LAWS, RULES AND REGULATIONS OR RESTRICTIONS WHICH MAY IN THE FUTURE BE IMPOSED BY THE BOARD OF DIRECTORS.

I HAVE RECEIVED A COPY OF ALL ASSOCIATION DOCUMENTS AND RULES AND REGULATIONS:

() YES () NO.

I/WE UNDERSTAND THAT SUB-LEASING OR OCCUPANCY OF THIS UNIT IN MY/OUR ABSENCE IS NOT PERMITTED.

I/WE UNDERSTAND THAT THE BOARD OF DIRECTORS MAY CAUSE TO BE INSTITUTED AN INVESTIGATION OF MY/OUR BACKGROUND AS THE BOARD MAY DEEM NECESSARY. ACCORDINGLY, I/WE SPECIFICALLY AUTHORIZE THE BOARD OF DIRECTORS TO MAKE SUCH INVESTIGATION AND WILL PAY ANY FEES INCURRED, AND AGREE THAT THE INFORMATION CONTAINED HEREIN MAY BE USED IN SUCH INVESTIGATION AND THAT THE BOARD OF DIRECTORS AND OFFICERS SHALL BE HELD HARMLESS FROM ANY ACTION OR CLAIM BY ME/US IN CONNECTION WITH THE USE OF THE INFORMATION CONTAINED HEREIN OR ANY INVESTIGATION CONNECTED WITH THE USE OF THE INFORMATION CONTAINED HEREIN OR ANY INVESTIGATION CONDUCTED BY THE BOARD OF DIRECTORS.

I WITNESS WHEREOF, I/WE HAVE EXECUTED THE FOREGOING APPLICATION THIS ____ DAY OF _____ 202__.

OWNER: _____ APPLICANT: _____
(SIGNATURE) (SIGNATURE)

(PRINT)

(PRINT)

OWNER AFFIDAVIT

I, _____ am renting unit # _____

to _____

I swear to the fact that I am renting said unit for the amount of \$ _____

From _____ TO _____

I further attest that I will be responsible for any additional taxes and legal costs involved in collection of said taxes should any fraudulent statements be hereby attested to.

Owner _____ Date _____

Market Price on Web Site: _____

Discount with market price: _____

(35% off 9 nights or less, 50% off 10 nights or longer)

Number of Nights: _____

Tax _____

AVENTURA BEACH CLUB ASSOCIATION

1. Mold is found virtually everywhere in our environment – both indoors and outdoors and in both new and old structures. It has been found at the Aventura Beach Club. When moisture is present, mold can grow. Therefore, the best way to avoid problems related to mold and mildew is to prevent moisture buildup in the apartment. This is particularly important in certain more humid climates and as a general matter, in any climate during those times of the year when outdoor temperatures and humidity levels are high. The Association cannot guarantee Residents that the apartment is, or ever will be, a “mold-free environment”. There is much a Resident can and should do within the apartment to reduce the possibility of mold and mildew growth, including the following:
 - Turning off air conditioning when doors or windows are open.
 - Keeping windows and doors closed in damp or rainy weather conditions.
 -
 - Maintaining a general temperature of 68.5 F 76.00 (winter) and 74.0 F 80.0 F (summer).
 - Not blocking or covering any heating/ventilation air-conditioning supply diffusers and/or return grills in the apartment.
 - Wiping down and drying areas that might accumulate visible moisture, such as countertops, windows, windowsills and vent covers, as soon as reasonably possible.
 - Keeping a pan under every flowerpot to collect water, and not over watering houseplants-and cleaning up spills immediately.
 - Using the preinstalled fan when bathing/showering, allowing the fan to run until all excess moisture has vented from the bathroom, and if applicable, keeping the shower curtain inside the tub, or fully closing the shower doors.
 - Leaving the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has evaporated after bathing/showering and hanging up towels and bath that’s so they will completely dry out.
 - Periodically cleaning and drying the walls around the bathtub and shower – using a household cleaner.

- Making sure that condensation does not form within the washer and dryer closet.
 - Ensuring that the dryer vent is properly connected and clear of any obstructions, and cleaning the lint screen after every use, and drying clothes in a clothes dryer rather than on a rack.
2. Resident acknowledges and agrees that if Resident fails to take steps necessary to prevent or reduce moisture from building up in the apartment or fails to maintain the apartment in a clean condition, Resident will be creating an environment that could result in mold growth. Resident agrees to notify the association immediately of any evidence of a water leak, excessive moisture or any condensation issues in the apartment or in any storage unit or garage leased to Resident any visible mold or mildew growth or moldy odor in any of such areas, any malfunction of the heating/ventilating/air conditioning system or any cracked or broken windows. Resident acknowledges and agrees that Association will not be responsible for damages or losses due to mold growth to the extent such conditions have resulted from the acts or omissions of Resident, or if Resident has failed to immediately notify owner of any of the conditions noted in the proceeding sentence, and Resident will reimburse Association for any damage to the apartment resulting from Residents acts or omissions or failure to notify Association of such conditions. Resident agrees to cooperate fully with Association in Association's efforts to investigate and correct any conditions that could result in, or have resulted in mold growth, including, without limitation, upon Association's request, vacating the apartment for a reasonable period of time to allow for any investigation and remediation deemed necessary by the Association.

TENANT

AVENTURA BEACH CLUB ASSOCIATION
POOL RULES & REGULATIONS

1. All Residents must provide proper identification to gain access to the pool.
2. No food or beverages shall be consumed at the pool unless purchased at the poolside concession. No glass containers & coolers are allowed on pool deck.
3. No radios or music may be played at the pool by any resident or guests of the property.
4. Pool chairs may not be removed from the pool deck.
5. No pets are permitted in pool area, unless service pets with papers.
6. No towels are permitted to leave the deck for any reason except by a staff member.
7. The pool hours of operation are summer 8am-8pm and winter 8am-5pm.
8. No parties may be held on the pool deck or other common element without prior approval.
9. Children under the age of 16 must be accompanied by an adult at all times.
10. All guests should have proper attire, when entering or exiting the pool deck & must wear shoes.
11. Beach balls, inflatable rafts and toys, other than flotation devices for small children are not permitted in pools.
12. Diving and horse playing is not permitted at any time.
13. Owners must accompany their guest to the pool at all times. No more than (2) guests are permitted at any time.

PLEASE READ AND SIGN

TENANT

CRIMINAL HISTORY RECORD CHECK AUTHORIZATION FORM
USE FOR APPLICANT PURPOSES
(PLEASE PRINT OR TYPE ALL INFORMATION IN BLACK INK)

LAST NAME FIRST NAME MI

SUFFIX

ALIASES: MAIDEN / PREVIOUS LAST NAMES

DATE OF BIRTH ____/____/____ SOCIAL SECURITY # ____-____-____

SEX ____ RACE ____ HGT ____ HAIR ____

PLACE OF BIRTH (STATE) _____

CURRENT ADDRESS: _____

CITY/STATE: _____ Zip: _____

AUTHORIZATION TO RELEASE INFORMATION:

As an applicant, I authorize release of any and all information that you have concerning me, including CRIMINAL HISTORY RECORD INFORMATION and other information of a confidential or privilege nature. I hereby release you, your organization, and others from any liability or damage, which may result from furnishing this information:

SIGNATURE OF APPLICANT:

DATE: _____

Telephone Number

Home: (____) _____

Work: (____) _____

USE OF CRIMINAL HISTORY RECORD INFORMATION IS RESTRICTED BY LAW AND SHALL BE LIMITED TO THE PURPOSE FOR WHICH IT WAS GIVEN. MISUSE CONSTITUTES A CRIMINAL VIOLATION.

Aventura Beach Club



Addendum to Condominium Lease

Unit Owner and Tenant agree that should Unit Owner be in default in the payment of maintenance for more than ninety (90) days after an assessment installment payment is due, then Association shall have the right to collect all rental payments due to Unit Owner from Lessee or such party thereof as may be necessary, and to apply same against unpaid assessments, until the Unit Owner' assessment obligations are current, and Tenant agrees, upon written notice from Association, to pay from the rent due to Unit Owner an amount or amounts necessary to bring the assessment obligations current. Tenant's payment of all or part of one or more installments of rent to the Association pursuant to notice by the Association shall not constitute a default by the Tenant of its obligation under the Lease to pay rent. Unit Owner and Tenant further agree that if the Tenant fails to pay from the rent due to the Unit Owner and amount or amounts necessary to bring the assessment obligation current, after notice from the Association, such failure to comply shall constitute a default under the terms of the Lease and the condominium documents and the Association may bring an action to evict the tenant from the Unit in its own name or on behalf of the Unit Owner.

Unit Number: _____

Unit Owner: _____ Date: _____

Tenant: _____ Date: _____



19201 Collins Avenue. Sunny Isles, Florida 33160 • Telephone (305) 682-0091
• abc@aventurabeachclub.com

MOVE IN/MOVE OUT AND DELIVERY/CONTRACTORS ACCESS POLICY

All move-ins, move-outs, deliveries and contractors must be scheduled/registered with the Management Office. Please call the Management Office at (305)682-0091 or email to abc@aventurabeachclub.com to schedule and/or register. Notice for Move-ins and Move-outs must be given at least 3 days prior to properly schedule a reservation for the service elevator. Any other deliveries must be scheduled not less than 48 hours in advance.

For procedures on access for contractors conducting renovations in your unit, there must be written authorization by owner, a copy of the correspondent City permit in accordance with the Construction Application, the Association Rules and Regulations.

Receiving will be -open Monday^s through •Friday from 9:00am to 4:30pm. **NO** Saturday or Sunday or holiday)

The receiving clerk will ask every contractor for picture ID/ unit number, company-name and job type, before: granting any access. Authorized contractors should be on the Receiving list of authorized units to perform work, no exceptions.

Moving vehicles are permitted to park in designated areas only **and must not** park on the entrance drive or obstruct any parking areas.

There is no Parking for contractors at the building. There is public parking available across the street.

ONLY THE DESIGNATED ELEVATOR MAY BE USED FOR MOVE-INS, MOVE-OUTS, DELIVERIES AND SERVICE.
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Any assembly work must be performed inside the apartment or off the premises.

The Foyers, Hallways and Balconies are not available as a work area for delivery persons.

Boxes can be disposed of by being broken down and brought to the dumpster in the north ramp.

No disposal of any packing materials is permitted on your floor or down the trash chute. Please call the Management Office if you need directions or assistance with the disposal of boxes and packing materials, no other trash is allowed. No construction Debris.

Management reserves the right to ask moving or delivery personnel to leave the property and/or deny future access to ensure orderly move-ins, move-outs, and deliveries. Please contact the Management Office if you require additional assistance.

Tenant's Signature

OPS/Move In-Move Out-Delivery Policy Rev. 6/27/2013