Presented by Steve Piper and Josel Suarez of Coldwell Banker Residential Real Estate

This is an unfurnished rental. It is available for annual lease and is renewable.

The owner is looking for well-qualified tenants that have good income, credit, and references and can pay at least first month, last month and security deposit in advance. Owner prefers no more that four people, no smokers, and no pets, but may accept pets with a separate pet fee or deposit.

West Lake Village is a gated community with lots of amenities and services. The owner will continue to pay the monthly homeowner's maintenance fee which will give the tenants access to all the recreation facilities and will provide lawn and landscape care to the front yard.

Please use ShowAssist in the MLS or call Steve Piper at 954-663-7773 to arrange a showing appointment.

See the following page for additional requirements and details about submitting an offer, etc.

Address: 1595 Seagrape Way
Landlord: David Bakalar
Listing Agents: Steve Piper and Josel Suarez of Coldwell Banker Realty (note that this property is NOT managed by Coldwell Banker Realty or listing agents)

Requirements:

- Annual lease
- Preferred start date: September 1, 2026 (may require a rush approval from association)
- Annual income of $125,000 or more
- Maximum four people
- No smokers
- Owner prefers tenants that don't have any pets. However, exceptions can be made for one well-trained pet. The owner will determine what the fee and/or deposit will be.
- Money due when the offer is made: One month's rent. (This can be held in the tenant's broker's escrow account or an escrow account with a title company or attorney.)
- Money due prior to lease: First month's rent, last month's rent, security deposit (equal to one month's rent), pet fee/deposit. All payments must be cashier's checks or wire transfers.

What to submit to make an offer:

- Offer/Memo To Enter Into A Lease
- Copy of Driver's License for each adult
- Credit report for each adult
- Copies of two most recent pay stubs or copies of bank statement(s) (to show that income requirement has been met)
- Letter of reference from former landlord
- Letter of reference - personal reference
- (If the tenant has one small pet: age, weight and breed of pet, along with a photo.)
- Anything else that the tenant wants to submit to further introduce themselves to the owner
- Please email offers to Steve.Piper@FloridaMoves.com

Process/Schedule:

If tenant has any questions about West Lake Village, they may contact the association. Also, the Handbook and Rules & Regulations are attached to the MLS. The owner must approve the tenant and accept/negotiate the offer. If the tenant does not provide sufficient background information (see "what to submit"), the owner may ask them to be screened by a company used by Coldwell Banker Realty at the tenant's expense. Once the contract is negotiated and signed, the owner will prepare a Lease. Once the Lease has been signed by all parties, it is the responsibility of the tenant to go through the West Lake Village Homeowners Association's application process and pay the application fee. The association uses TenantEvaluation (www.TenantEV.com, code 9508). The association must approve the tenant, before the keys can be turned over.

West Lake Village Homeowners Association Contact Info:

1200 Lemonwood Street
Hollywood, FL 33019
Ph: 954.925.4488
www.westlakehoa.org

Castle Group
www.castlegroup.com
Sally Herrera, Property Manager,
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