

The Breeze Condominium Association, Inc.

1575 North Treasure Drive, Box #7, North Bay Village, FL 33141

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Lease / Purchase Application

Lease Check List

1. ☐ Are you service member? A service member is defined as any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces.
2. ☐ One application per tenant, owner or married couple, completed and signed
3. ☐ Copy of valid driver license
4. ☐ Copy of the lease or sales contract complete and executed
5. ☐ A check or money order, payable to Nautica Management, in the sum of \$100.00 per applicant or married couple, non-refundable for screening / administrative fee
6. ☐ A check in the sum of \$300.00 for common area security deposit, payable to The Breeze Condominium Association, refundable after move out
7. ☐ Maintenance fees must be current for application to be approved and Association must be in possession of Unit key
8. ☐ Meet all screening criteria formulated on page 2
9. ☐ Please return applications to: Nautica Management, 1666 79th Street Cswy, Suite 706, North Bay Village, FL 33141 or email to Rick@nauticamanagement.com

Purchase Check List

1. ☐ Follow steps 1 through 5 and 7 through 9.
2. ☐ A check or money order in the sum of \$250.00, payable to Nautica Management, for estoppel letter.
3. ☐ If required, a check or money order in the sum of \$150.00 for lender questionnaire

Office Procedure

1. ☐ Receive the complete package
2. ☐ Check background
3. ☐ Bring all information to the Board for review
4. ☐ Schedule interview with the Board or management agent

Interview

1. ☐ Resident received copy of Rules & Regulations from Board member or management agent
2. ☐ Certificate of Lease Approval completed and signed by Board member or management agent

Date _____

Management Approval Signature _____

Title _____

Moving Procedure

1. ☐ Schedule with management at least 2 business days in advance of move
2. ☐ A check in the sum of \$300.00 for moving deposit, payable to The Breeze Condominium Association, refundable after move is completed
3. ☐ Elevator key provided to resident
4. ☐ Walk through completed by management agent ☐ before and ☐ after move

Processing of all applications will begin after all required forms have been completed and signed. Applications will be completed within 14 working days, unless you are a service member.

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IMPORTANT!!!

Before completing the attached lease/purchase application, please review the following screening criteria adopted by the Board of Directors:

If you DO NOT meet with all of these items, your lease application will NOT be approved:

1. ☐ Consumer credit score of 650 or higher
2. ☐ No evictions ever filed or judged
3. ☐ No sexual offenses ever
4. ☐ No weapons charges ever
5. ☐ No violent felonies ever
6. ☐ No drug felonies within 10 years
7. ☐ No drug misdemeanors within 5 years
8. ☐ No arrears on educational loans

You are also required to submit along with your lease application:

9. ☐ Proof of employment / income (W-2, 1099, or tax return)

Screening fees are non-refundable.

All prospective tenants applying together, must meet the required screening criteria for lease approval by the Board, regardless of which names are on the lease.

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APPLICATION TYPE		Lease ☐		Purchase ☐	
PERSONAL INFORMATION				Unit #	
Name					
Date of Birth				Social Sec. Number	
Phone Work Home		Cell Phone		Driver License #	
Present Address				City	
E-mail Address				State	Zip Code
Landlord Name				Landlord Phone	
Previous Address				City, State and ZIP Code	
Previous Landlord Name				Previous Landlord Phone	
EMPLOYMENT INFORMATION					
Present Employer					
Address			City		Zip Code
Supervisor Name			Contact Phone		
Position		Annual Salary		Hire Date	
GENERAL					
Lease Amount \$		Beginning Date		Expiration Date	
Minor Occupants	Name		Age		
	Name		Age		
	Name		Age		
	Name		Age		
Emergency Contact Name			Emergency Contact Phone		
PARKING INFORMATION					
Parking space # 1		office		Decal #	
Make & Model					
Tag number					
Color					
Parking space # 2		office		Decal #	
Make & Model					
Tag number					
Color					
Please attach a copy of the car registration and proof of insurance					

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APPLICATION TYPE		Lease ☐		Purchase ☐	
PERSONAL INFORMATION				Unit #	
Name					
Date of Birth				Social Sec. Number	
Phone Work Home		Cell Phone		Driver License #	
Present Address				City	
E-mail Address				State	Zip Code
Landlord Name				Landlord Phone	
Previous Address				City, State and Zip Code	
Previous Landlord Name				Previous Landlord Phone	
EMPLOYMENT INFORMATION					
Present Employer					
Address			City		Zip Code
Supervisor Name			Contact Phone		
Position		Annual Salary		Hire Date	
GENERAL					
Lease Amount \$		Beginning Date		Expiration Date	
Minor Occupants	Name		Age		
	Name		Age		
	Name		Age		
	Name		Age		
Emergency Contact Name			Emergency Contact Phone		
PARKING INFORMATION					
Parking space # 1		office		Decal #	
Make & Model					
Tag number					
Color					
Parking space # 2		office		Decal #	
Make & Model					
Tag number					
Color					
Please attach a copy of the car registration and proof of insurance					

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Pet Permission Agreement

I/We, as unit owner(s), tenant(s), or purchaser(s) of a condominium or townhouse unit in Breeze Condominium Association, Inc., request permission to bring upon the condominium/townhouse property and keep within my/our unit the pet identified and described below:

Unit #: _____ Name of Unit Owner(s): _____

Name of Tenant(s): _____

Type of Pet (dog, cat): _____ Breed (if known): _____ Sex: _____

Pet's Name: _____ Current Weight: _____ Weight at Maturity: _____

Other Details (color, markings, etc.): _____ Date of Last Vaccination: _____

Have you attached certificate of vaccination and photo with your application? Yes No

PLEASE SUBMIT CURRENT PHOTO, PROOF OF VACCINATION AND LETTER FROM VET STATING EXPECTED WEIGHT AT FULL MATURITY WITH PET REGISTRATION FORM! NO PET OVER THE WEIGHT OF FIFTY (50) POUNDS AT MATURITY IS ALLOWED AND ONLY ONE (1) PET PER UNIT!

In requesting this permission, and if granted in accepting it, I/We do so subject to all of the following provisions of which I/We fully understand and by which I/We agree to be fully bound:

1. The pet described is the only pet for which such permission is requested (or may be granted), and if at any time, through any circumstances, I/We no longer own said pet, any replacement pet will be subject to a new pet agreement.
2. If granted this permission, I/We will consistently and diligently discipline and supervise said pet in accordance with the By-Laws and the Rules and Regulations of The Breeze Condominium Association, Inc. and in such a manner as to prevent its becoming, in any way objectionable to, or a nuisance or offense to others.
3. Said pet shall never be allowed to freely roam any condominium or townhouse property outside the unit. In matters of the pet's exercise and relief, it shall at all times be under prudent control, considerate of the interests and sensibilities of fellow unit owners, tenants, their guests and others.

IT IS THE SOLE RESPONSIBILITY OF THE PET OWNER TO CLEAN UP AFTER THE PET IN ALL COMMON AREAS (INSIDE AND OUTSIDE) OF THE ASSOCIATION PROPERTY!

4. This permission is purely conditional and subject to:
 - A. The Breeze Condominium Association's Rules and Regulations.
 - B. Compliance with City and County codes, and may at any time, for good cause be cancelled by the Board of Directors of The Breeze Condominium Association, Inc.

5. Upon my/our receipt of notice of such cancellation of permission, I/We shall promptly and permanently, without recourse, remove said pet from the unit identified below and from the condominium property, and at any point thereafter, if said pet shall be returned to my/our property.

Owner/Tenant: _____
(Signature)

Unit #: _____

Owner/Tenant: _____
(Signature)

Date: _____

PERMISSION GRANTED BY: _____

Date: _____

Management Approval

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Privacy Release

Most banks, financial institutions, mortgage companies and employers require your signature and printed name to verify information. Please complete the form below:

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE AND EMPLOYMENT INFORMATION

You are hereby authorized to release information to the below mentioned parties, or their attorney or representative, and any and all information they request concerning my banking, credit, residence for my/our Application for Occupancy.

DESIGNATED PARTIES:

**The Breeze Condominium Association and
Nautica Management LLC**

I / We hereby waive any privileges I may have with respect to the said information in reference to its release to the aforesaid parties.

I have read and agree to the provisions as stated.

Applicant signature

Date

Print name

Applicant signature

Date

Print name