

MERIDIAN COURT CONDOMINIUM ASSOCIATION, INC.

PROSPECTIVE

SALE/RENTAL

APPLICATION

ONENESS MANAGEMENT, LLC.

PHONE. 305-204-5812

EMAIL: mgmt@onenessmgmt.com

MERIDIAN COURT CONDOMINIUM ASSOCIATION, INC.

C/o ONENESS MANAGEMENT LLC.

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PROCEDURE THAT YOU MUST FOLLOW TO SELL, TRANSFER

AND/OR RENT YOUR APARTMENT

1. If you plan to sell, transfer and/or rent your apartment, you should notify the Board of Directors or the Management Company, at least one month in advance of your anticipated decision. When you request your Application, you will receive the following forms:

A. Prospective Sale/Rental Application to be completed by the Applicant(s) with authorization to conduct an employment, criminal background and credit check and to verify the references outlined in such application.

B. Authorization for Release of Residence and Employment Information in connection with the above Application and signed by the prospective buyer and/or renter.

C. Copy of the existing "Rules and Regulations" of the CONDOMINIUM so that the prospective resident will be familiar with

2. Once the above documents have been completed and signed, they should be emailed to
mgmt@onenessmgmt.com

3. To cover the cost of the Screening process, please include with this Application a money order for \$150.00 for each adult, \$150.00 if married (marriage certificate required), \$150 for corporations payable to ONENESS MANAGEMENT, LLC. Please pay by Zelle to: accounting@onenessmgmt.com

4. When all of the above is received by the Board of Directors, the investigation process will start and it will take a minimum of fifteen (15) days to be completed. No Application will be processed if the present owner is delinquent with the Association in maintenance fees.

When the investigation is completed, this application will be turned over to the Admission Committee for a physical interview with the Applicant. Only after the approval of the Board's Committee will the Applicant be allowed to move in.

5. The hours permitted to move in and out of the Building are as follows:

Monday through Saturday == From 8:00 a.m. to 4:30 p.m.
No moving on Sundays.

6. It is very important that the new Applicants, whether they are renters or buyers, that before they move in they know that they have to abide by the by-laws and Rules and Regulations. It is stipulated in the State of Florida Condominium Statutes that when you sign a contract whether it is for rental or buying, you are automatically bound by these governing documents.

**THE BOARD OF DIRECTORS OF
MERIDIAN COURT CONDOMINIUM ASSOCIATION, INC.**

MERIDIAN COURT ASSOCIATION, INC.
C/o ONENESS MANAGEMENT LLC.

TO PREVENT ANY DELAY IN THE PROCESSING OF YOUR APPLICATION PLEASE ENSURE YOU HAVE COMPLETED THE FOLLOWING:

1. Requirements to be fulfilled by all applicants

- a) Fill out the Application and complete all of the information Requested in the form.
- b) Write (N/A) if "Not Applicable" or information is "Not Available" and sign it.
- c) Present application with cash, or money order for \$150 for each adult, \$150.00 if married (marriage certificate required) and \$150.00 for Corporations.
- d) Signed the Acknowledgement of the rules and regulation form.

2. Documents to be attached to the Application

- a) Authorization to verify employment information and references completed and signed.
- b) Copy of the Lease or Purchase/Sale Contract.
- c) Copy of valid ID with picture and signature of adult occupants.
- d) Signed the Acknowledgement of the rules and regulation form.
- e) Proof of Income (last 3 pay stubs, bank statements or tax returns).

The process of approval may take up to 15 (fifteen) business days.

MERIDIAN COURT CONDOMINIUM ASSOCIATION, INC.

C/o ONENESS MANAGEMENT LLC.

PROSPECTIVE RESIDENT/OWNER APPLICATION

_____ **PURCHASE** _____ **LEASE**

APPLICANT(S) NAME: _____ **AGE:** _____

D.O.B: _____ **PHONE #:** _____

PROPERTY ADDRESS: _____

NAMES OF OTHER ADULTS: _____

NAMES OF MINORS: _____

_____ **AGE:** _____

DRIVER'S LIC. NO.: _____

APPLICANTS' OCCUPATION: _____

NAME OF EMPLOYER: _____ **PHONE:** _____

ADDRESS: _____

HOW LONG EMPLOYED: _____ (YRS. /MO.) **ANNUAL INCOME \$** _____

NUMBER OF AUTOMOBILES OWNED BY APPLICANT (S):

TAG _____ **MAKE:** _____ **YEAR:** _____ **COLOR:** _____

TAG _____ **MAKE:** _____ **YEAR:** _____ **COLOR:** _____

PRESENT ADDRESS _____

HOW LONG DID YOU RESIDE THERE: _____

LANDLORD'S NAME: _____ **PHONE#:** _____

PERSONAL REFERENCES (NO RELATIVES)

NAME ADDRESS TEL. NUMBER

1. _____ 2.

_____ 3.

BANK REFERENCES: BANK'S NAME: _____

I understand that any false statement in this application is sufficient grounds for MERIDIAN COURT Condominium Association, Inc. not to approve this application. The applicant hereby authorizes the Association to conduct a background check at its discretion.

Date: _____ **Applicant's Signature** _____

Date: _____ **Applicant's Signature** _____

SPOUSE INFORMATION

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Name _____ Birth Date _____

Driver's License No. _____ Employer _____

Position _____ How Long _____

Telephone _____

MINOR INFORMATION

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Name _____ Birth Date _____

School _____ Grade _____

Name _____ Birth Date _____

School _____ Grade _____

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ADDITIONAL PERSONAL REFERENCES

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Name _____ Relationship _____

Telephone: _____

Name _____ Relationship _____

Telephone: _____

Name _____ Relationship _____

Telephone: _____

OTHER INFORMATION

HAVE YOU EVER

Filed for Bankruptcy Yes____ No____ If Yes, when_____

Been served an eviction notice or asked to vacate a property you were renting? Yes____ No____

Willfully or intentionally refused to pay rent when due? Yes ____No ____ If Yes, when? _____

Have you ever been arrested and/or convicted of a crime? Yes ____No ____

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DISCLOSURE

I/ We, the undersigned, understand that ONENESS MANAGEMENT,LLC. is the agent and representative of MERIDIAN COURT CONDOMINIUM ASSOCIATION, INC. and that said agent's fees for screening this application amounting to \$150.00 for each adult, \$150.00 if married (marriage certificate required) and \$150.00 for Corporations will be paid by us. The undersigned acknowledges that this written notice was received prior to the undersigned receiving a sale and/or lease agreement.

I/We declare the foregoing information is true and correct, and I/We hereby authorize you to conduct an employment, criminal background and credit check and to verify our references.

Applicant's Signature and Date

Co-Applicant's Signature and Date

The owner/lessee in consideration of the approval of the foregoing Application, hereby agrees to appoint MERIDIAN COURT CONDOMINIUM ASSOCIATION, Inc. as the owner/lessee authorized Agent and attorney-in-fact for the purpose of bringing and maintaining action for eviction, injunction or such other legal actions necessitated by lessee's failure to comply with and abide by the terms, provisions, conditions and restrictions of the Declaration of Covenants, Conditions and Restrictions, Bylaws, or Rules and Regulations of MERIDIAN COURT CONDOMINIUM ASSOCIATION, INC presently in effect or as amended from time to time.

Lessee further agrees to reimburse MERIDIAN COURT CONDOMINIUM ASSOCIATION, INC. for any and all attorney's fees and costs incurred.

Rules and Regulations

Unit #: _____

Print Name: _____

Owner, Occupant or Property Manager? _____

Date: _____

RULES AND REGULATIONS

These Rules and regulations may be modified, added to or repeated at any time by the Board. These Rules and Regulations and all others hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see to it that their lessees and other persons over whom they exercise control and supervision. Said Rules and Regulations are as follows:

Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of for action which may include, without limitations, an action to recover sums due for damages, injunctive relief, or any combination thereof.

Meridian Court Condominium Association, Inc.
901-911 Meridian Ave
Miami Beach, FL 33139

AGREEMENT TO ABIDE BY COMMUNITY RULES AND REGULATIONS

1. **Rules and Regulations:** Residents must adhere to the rules and regulations of the community. Tenants are responsible for compliance by their guests and Unit Owners are responsible for compliance by guests and their respective tenants.
2. **Noise:** No person shall be permitted to create or allow to be created any noise which may disturb another resident. From 10 P.M. to 8:00 A.M. The volume of radios, televisions, instruments and conversation should be turned down to a minimum volume. **Per City Ordinance, Noise Violations, including barking dogs between 11:00 p.m. and 7:00 a.m., are subject to an immediate fine. Please contact Code Compliance at 305.673.7555, to report noise disturbances between these hours.**
3. **Obstructions:** Nothing may be permitted to block the stairways, hallways, lobbies, pathways, sidewalks or any other common area. Bicycles may not be attached to any portion of the property.
4. **Children:** Children must be accompanied by adults at all times and not be permitted to play in any common areas.
5. **Destruction of Property:** No resident, tenant, invitees, contractors, or guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Residents and their guests must exercise care so as to not damage any common area to include, but not limited to courtyard, stairways, catwalks and closets.
6. **Exterior Appearance:** Your unit consists of the four walls and everything contained within. Any exterior portion beyond those walls belongs to the Association. No tenant or guests shall modify in any way those areas nor be permitted to place any personal articles outside the unit.
7. **Signs and Lockboxes:** There shall not be any For Sale, For Rent or For Lease signs exhibited nor displayed from the exterior of the building or from any window. Lockboxes are allowed with prior approval by the Board, for a reasonable time. Any unauthorized lockbox attached to the gate or railing will be removed at Owner's expense.
8. **Cleanliness:** All household trash must be taken by the tenant and deposited into the correct trash container *in the alley at the rear of the building*). Per Miami-Dade ordinance, any recyclable items must not be permitted to be deposited (co-mingled) with regular household trash. All boxes must be broken down and placed flat into the container. No trash or boxes may ever be left outside the trash containers. Residents and unit owners may be assessed fees associated with the disposal of any items not properly disposed of by tenants or their guests.
9. **Windows:** No movable objects must be kept, placed, or maintained on ledges of windows. No objects hung from window sills. No clothes, towels, rugs, or mops shall be hung open or shaken from doors and windows. Nothing should be thrown or fall from windows or doors.
10. **Storage Areas:** This community does not provide any storage for tenants outside of their respective unit.
11. **Smoking:** Smoking is prohibited in any common area to include, but not limited to stairways (front and rear) or within 25 feet of any entrance or exit of the building. Smoke that emanates from a unit into a common area or an adjacent unit shall be considered a nuisance and shall not be permitted.
12. **Bicycles:** Bikes must be stored in designated Bike Room and display a bike permit. All bikes must be registered with the Association. *Bicycles must be very carefully hand carried into hallways and stairways into units. Residents*

are responsible for any damages that they may cause. Management and the Association will not be responsible for any damage or theft of bicycles.

13. **Hurricane Preparations:** In the event of a hurricane or other storm, no tenant or owner may be permitted to affix tape to any window or to attach any boards or other to the building structure. Only shutters or impact glass are permitted. Association permission is required for the installation or removal of shutters. The Association and management are not responsible for the installation of shutters on individual units.
14. **Pest Control:** In the event that the community should contract for pest control, all tenants and their guests must permit access to contractors employed by the Association. Other than Termite Treatment Service, the Association does not provide pest control to Common Areas or individual Units. Unit Owners are responsible for their units being serviced for pest control, other than Termite Treatment.
15. **Pets:** A maximum of two (2) pets shall be allowed. Pets must be hand carried or leashed at all times. Pet owners must not permit their pet to defecate or urinate in any area of the community property – including the landscaped areas. Should an accident occur, pet owners are responsible for cleaning up after their pets. **Owners will be held financially responsible for any damages and/or extra cleaning as a result of their pet(s) and/or their Tenant's/Guest's pet(s).** Per City Ordinance, you must dispose of any fecal matter deposited by an animal on public or private property(s) and dogs must be leashed. **All pets must be approved in advance by the Board of Directors in writing which requires presentation of veterinary signed information such as vaccination forms. Any pet found by the Board of Directors or Management to have become a nuisance in any manner will not be permitted to be harbored within a unit. The decision of Management or the Board of Directors is final.**
16. **Occupancy:** No person other than those who have specifically applied to the Association and have been granted a written approval shall be permitted to reside in a unit of the building. Subletting or Assignment of leases is not permitted. Any person residing in the building for more than 30 days total must be approved in advance by the Association. **SHORT TERM RENTALS ARE NOT PERMITTED IN THIS BUILDING PER THE CITY OF MIAMI BEACH: Significant fines may be imposed by the City of Miami Beach and the Community. The rental of any unit for less than six (6) months and one (1) day is strictly prohibited and may result in a demand by the Association for all tenants of a unit to vacate or be evicted.**
17. **Guests:** Unit owners and lessees shall provide at least ten (10) days written notice of the arrival and departure dates of guests who have permission to occupy the unit in absence of unit owner or lessees.
18. **Access to Units:** All residents and their invited guests must permit access to Management as noticed for life safety inspections as required by the City of Miami Beach or to personnel associated with Management or contracted by Management for the purpose of identifying and curing any water related leaks affected any unit of the community or to resolve any other issue affecting any unit.
19. **Laundry Rooms:** Meridian Court does not have laundry facilities.

PLEASE BE RESPECTFUL OF OUR BUILDING AND YOUR NEIGHBORS

My signature below attests that I have read and understand these rules and agree to abide by them.

Printed Name

Signature

Unit Number

Date