



Rental and Occupancy Criteria Guidelines

The Symphony North Association, Inc. and the Symphony South Association, Inc. shall conduct a background check on all applicants for lease or sale. This policy is necessary to achieve the safety and security levels expected by owners and residents of the Symphony Association at the heart of downtown Fort Lauderdale.

The background check will be processed for all addresses at which the applicant(s) has resided over the past sixty (60) months. It is mandatory that the applicants have an orientation with the Board prior to being approved.

As per the Declaration Amendment, new owners may not rent out their unit for the first year, and after that, may only rent out their unit twice per year, for a minimum of thirty (30) days.

The Application will be rejected for any of the following reported related reasons:

I: Application for Lease or Sale

A. Criminal Background

1. Any felony convictions within the seven (7) years prior to the application date;
2. Any drug related convictions, including Petty Offenses, within the seven (7) years prior to the application date;
3. Any prostitution related convictions (Felony/Misdemeanor) within the seven (7) years prior to the application date;
4. Any terrorism related convictions (Felony/Misdemeanor) without limitation as to times; and
5. Any sex related convictions (Felony/Misdemeanor) without limitation as to times; and
6. Convictions for any offense involving violence or dishonesty; and
7. Any of the above related charges resulting in "Adjudications Withheld" and/or "Deferred Adjudication" Active Status on Probation or Parole resulting from any of the above within the seven (7) years prior to the application date.

B. Additional reasons for not approving an applicant shall include, but not be limited to:

1. Unpaid Judgments;
2. Evictions;
3. Household size exceeding occupancy limits;
4. Falsification of the application information.
5. Application is not completed.
6. Application not signed by all applicants.
7. No verifiable employment or other verifiable income sources.
8. Credit score is below 700.

If the results of any application are returned with a fraud warning for identity, address or social security number, additional documentation may be requested.

II. The Association may reject, after investigation and review, any application that the Association objectively and reasonably determines is a threat to the overall health, safety, and welfare of the community.

APPLICATION CONSENT

The undersigned applicant(s) and any co-signer(s) hereby consent to allow the Condominium Associations, above-referenced, through its designated agents or associates, to obtain a consumer report and/or criminal record information on each of the signers, below, and to obtain and verify each of our background information, credit and employment information for the purpose of determining whether to allow a lease or sale of a unit to the applicant(s). We understand that failure to complete the application accurately may result in a rejection. Upon my/our request, Association will tell me/us whether the consumer reports were requested and the names and addresses of any consumer-reporting agency that provided such reports.

Applicant

Date

Applicant

Date