

## Property Application for Roney Palace Condominium

Property Name

### How to Apply ?

1

You can go to  
[Tenantev.com](https://tenantev.com) or scan  
this QR Code.



then

2

Create a new account  
and use the following  
application code to begin.

**7536**

Property Application Code

### Please read before applying

**You must create a Tenant Evaluation account to apply, or you can sign in to your existing account.**

The community you are applying to could request information such as  
Credit report ( Social Security number necessary ), Criminal background check, Eviction report,  
Proof on income, Personal and work verifications.

#### Important!

**Application Fee:** There is a cost associated with the application. You won't be charged until  
your digital application form is submitted at the beginning of the process.

This application is linked to the email address you will use to create your new account. If you  
have questions regarding the application requirements, please contact the association directly.

**Tenant Evaluation does not determine your approval. The community association  
screening committee makes the final decision after reviewing your application.**

Application process  
may take up to 45 *minutes*  
**tenantev.com**

### Do you need help?



Email us at  
[support@tenantevaluation.com](mailto:support@tenantevaluation.com)



Call us at  
**305.692.7900**

# RONEY

P A L A C E

## Roney Palace Condominium - Lease

2302 Collins Ave, Miami Beach, FL 33139

PLEASE READ THE FOLLOWING INSTRUCTIONS BEFORE CLICKING THE START/NEXT BUTTON:

**MAXIMUM ALLOWED PET WEIGHT: 25LBS**

**THERE IS A \$10 PET TAG FEE**

**PLEASE NOTE: RONEY PALACE CONDOMINIUM DOES NOT HAVE CHARGING STATIONS FOR ELECTRIC VEHICLES**

**PLEASE HAVE THE FOLLOWING DOCUMENTS/FORMS READY:**

**APPLICANT AND CO-APPLICANT PHOTO IDENTIFICATION (US DRIVER'S LICENSE OR PASSPORT)**

**PET PHOTO (IF APPLICABLE)**

**PET VETERINARY RECORDS (IF APPLICABLE)**

**SERVICE DOG CERTIFICATION (IF APPLICABLE)**

**COPY OF LEASE AGREEMENT SIGNED BY THE APPLICANT(S) AND THE OWNER(S)**

**AFTER STEP 2 HAS BEEN COMPLETED BY THE PRIMARY APPLICANT (AND CO-APPLICANT IF APPLICABLE), THE UNIT OWNER (OR SELLER) WILL RECEIVE AN EMAIL FROM NO-REPLY@TENANTEVALUATION.COM TO ELECTRONICALLY SIGN ANY NEEDED DOCUMENTATION.**

**IF YOU HAVE NOT PROVIDED THE UNIT OWNER'S (SELLER) INFORMATION, PLEASE LOG INTO THE APP STATUS DASHBOARD ON [TENANTEV.COM](https://tenanteval.com) TO PROVIDE THE INFORMATION**

Please make sure you complete each field in the documents below.

- Be sure to type your name and initials correctly in each "Initial" and "Sign Here" field, as they will act as your electronic signature in this application packet. This MUST be done by the individual(s) whose name(s) appear on this application, otherwise it constitutes forgery under s.831.06 Florida Statute.
- Once finished, please click the "FINISH & SUBMIT ELECTRONICALLY" button above. Please note that if "Finish & Submit Electronically" is not clicked, the information inputted will not save.
- You, and your co-applicant (if applicable), will be receiving a separate email from
- [no-reply@tenantevaluation.com](mailto:no-reply@tenantevaluation.com) with a link to upload the required documents.

APPLICANT INITIAL: AP

CO-APPLICANT INITIAL: CO

# THE APPLICATION

Failure to provide complete and accurate information will result in the delay of the application. Falsifying any information on this document is strictly prohibited.

## RESIDENT INFORMATION

APPLICANT LEGAL NAME: Full Name Applicant

CO- APPLICANT LEGAL NAME: Full Name CoApplicant

PLEASE ENTER THE COMPLETE LEGAL ADDRESS OF THE RESIDENCE YOU ARE APPLYING FOR:

ADDRESS: 1 Property Address Street BLDG #: \_\_\_\_\_ UNIT#: 123

CITY: Miami STATE: FL ZIP CODE: 33331

ARE THERE ANY ADDITIONAL RESIDENT/APPLICANTS? YES ☐ NO ☐

**\*\*NOTE: ANY ADDITIONAL OCCUPANTS 18 YEARS OF AGE OR OLDER MUST SUBMIT A SEPARATE APPLICATION\*\***

IF YES, PLEASE PLEASE LIST FULL FIRST & LAST NAMES, AGE & RELATIONSHIP:

| FIRST & LAST NAME | AGE   | RELATIONSHIP |
|-------------------|-------|--------------|
| _____             | _____ | _____        |
| _____             | _____ | _____        |
| _____             | _____ | _____        |

## AUTHORIZATION FORM

You are hereby authorized to release any and all information requested with regards to verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references to Tenant Evaluation LLC. This information is to be used for my/our credit report for my/our Application for Occupancy. I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to Tenant Evaluation LLC, Property Manager, Board of Directors and The Landlord for their exclusive use only.

PLEASE INCLUDE COPY OF DRIVER'S LICENSE OR PASSPORT TO CONFIRM IDENTITY.

Please notify your Landlord(s), Employer(s), and Character References that we will be contacting them to obtain a reference pursuant to your application.

I/We further state the Authorization Form were signed by me/us and was not originated with fraudulent intent by me/ us or any other person, and that the signature(s) below are my/our own proper signature.

I/We certify under penalty of perjury that the foregoing is true and correct.

I/WE UNDERSTAND THAT THE APPLICATION FEE IS REQUIRED AND NONREFUNDABLE REGARDLESS OF THE OUTCOME OF THE APPLICATION.

I/We further understand that any refundable monies paid through Tenant Evaluation in the form of deposits, extra fees, etc. will be refunded by the Association directly. Please allow 14 days for Tenant Evaluation from the date below to complete the report. Please be aware that the associations have their own approval process which will start once the report has been released and the time frame may vary.

If you or the co-applicant have falsified, deliberately mislead or omitted to mention any information on your application, you may not be approved for a purchase, lease and or occupancy.

|                                    |                   |                              |
|------------------------------------|-------------------|------------------------------|
| <i>Applicant Signature</i> _____   | <u>11/01/2022</u> | <u>Full Name Applicant</u>   |
| APPLICANT SIGNATURE                | DATE              | APPLICANT PRINT              |
| <i>CoApplicant Signature</i> _____ | <u>11/01/2022</u> | <u>Full Name CoApplicant</u> |
| CO-APPLICANT SIGNATURE             | DATE              | CO-APPLICANT PRINT           |

## TENANT EVALUATION

Date: 01/01/2022

Transaction ID: 1234

Account #:

Amount \$: 150

I, Payee Name

Confirm that I have paid the above amount according to the card issuer agreement. I also understand that the application fee is required and nonrefundable regardless of the outcome of the application

*Applicant Signature* \_\_\_\_\_

Signature

# **RONEY PALACE CONDOMINIUM ASSOCIATION, INC.**

## **LEASE ADDENDUM**

THIS ADDENDUM AGREEMENT is made and entered into on \_\_\_\_\_ (date) by and between:

\_\_\_\_\_  
**OWNER(s)**

**AND**

\_\_\_\_\_  
**TENANT(s)**

WHEREAS The Roney Palace Condominium Association, Inc., ("**Association**") is a Florida Not- For-Profit Corporation responsible for the operation and maintenance of the Roney Palace Condominium, located at 2301 Collins Avenue, Suite M-1, Miami Beach, Florida 33139. WHEREAS, the Unit Owner(s) and Tenant(s) have entered into a lease for Unit \_\_\_\_\_, (the "**Lease Agreement**") within the Association; and,

WHEREAS by executing this document the Unit Owner(s) and Tenant(s) hereby agree to modify such Lease Agreement to include the following Addendum.

NOW THEREFORE in consideration of the following mutual covenants and promises, Unit Owner(s) and Tenant(s) agree as follows:

1. If, at any time during the pendency of the lease, Unit Owner(s) shall become thirty (30) or more days delinquent in payment of Assessments to the Association, Unit Owner(s) and Tenant(s) agree that the Association shall have the power, right and authority to demand lease payments directly from the Tenant(s) and deduct such past due Assessments, costs and attorney fees, if any, as may be delinquent. Unit Owner and Tenant agree that the Tenant(s) shall pay full rent to the Association upon demand.
2. Unit Owner(s) expressly absolves the Tenant(s) from any liability to Unit Owner(s) for unpaid rent under the Lease Agreement if such payment is made directly to the Association upon demand from the Association.
3. The Association shall have the right to notify the Unit Owner(s) of a default in payment of assessments. In the event that the assessments are not paid in full within ten (10) days of such notification, the Association shall have the right to collect the rent for the Unit from the Tenant(s).
4. Such notification of the election to collect rent shall be in written form addressed to the Tenant(s) and copied to the Unit Owner(s). Such right to collect rent shall continue until the delinquency has been paid in full. At such time as there is no longer a delinquency, the Association shall instruct Tenant(s) to make future payments to the Unit Owner(s).
5. Should Tenant(s) fail to comply with the Association's demand within (3) three days of the receipt of a demand for payment, the Association is hereby granted the authority to obtain a termination of tenancy, in the name of the Unit Owner(s), through eviction proceedings, or seek injunctive relief or specific performance under the Addendum.
6. Unit Owner(s) and Tenant(s) agree that if such legal action has become necessary, the Association shall be entitled to recover reasonable attorney's fees and costs including those incurred on appeal, from the Unit Owner(s). Any costs shall be deemed a special assessment against the Unit and collectible in the same manner as any special assessment, pursuant to the Declaration of Condominium for the Association.

Owner Initials: \_\_\_\_\_ / \_\_\_\_\_

Tenant Initials: \_\_\_\_\_ / \_\_\_\_\_

7. Owner(s) and Tenant(s) acknowledge, understand, and agree that each tenant shall be governed by and shall comply with the provisions of the Condominium Act, the Declaration, the documents creating the Association and the Association By-Laws, Rules and Regulation (hereinafter collectively referred to as "**Association's Controlling Documents**"). The provisions thereof shall be deemed expressly incorporated into any lease of a Unit.

8. To the extent that the Lease Agreement, Lease Application or any attachments thereto are in conflict with the Association's Controlling Documents, the Association's Controlling Documents shall be deemed to control. Any conflicting provisions of the Lease Agreement, Lease Application or any attachments thereto shall not be deemed a waiver of the Association's Controlling Documents.

**OWNER(s)**

**TENANT(s)**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Name)

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_