

TPMG

TENANT SCREENING APPLICATION

2645 Executive Park Drive

Weston, FL 33331

(P)954-640-0291

(F)954-713-9967

To All Applicants, please provide the following:

- ✓ Telephone numbers and e-mail address where we may contact you during business hours in case, we encounter any problems with regard to your application.

Attach a \$225.00 non- refundable money order or cashier's check for the application fee made payable to TPMG. An additional \$75.00 money order or cashier's check is required for background check for each person 18 years or over who will be residing in the unit. Each person over the age of 18 must fill out and sign the residential screening authorization form. The processing time is approximately 15 business days after receipt of a **completed** application. **Incomplete applications will NOT be accepted.** International background checks require an additional charge of \$375.00 per applicant and a passport. A 30-day approval applies. I (We) understand that the application process can take up to 15/30 days and agree that I (we) will not occupy the premises prior to the approval by the Association.

- ✓ A copy of the lease contract must accompany your application, or your application will not be processed.
- ✓ Copy of Vehicle registration and Driver's license.
- ✓ Please note that the (3) three-character references that you provide must be friends only, not family members.
- ✓ Please be advised that only (2) two adults per bedroom are allowed to occupy a home.
- ✓ **HOMEOWNERS MUST OWNER OCCUPY FOR ONE (1) YEAR BEFORE RENTING. If rented after the first year the homeowner must provide a personal or cashier's check in the amount of \$2,500.00 made payable to Waterford Landing. The check must accompany this application and is a security deposit for the common area of the community.**

All information requested is by the authorization of Waterford Landing Maintenance Association, Inc. and applicable association governing documents, rules, and regulation.

Waterford Landing Maintenance Association, Inc.

APPLICATION FOR LEASE

Lot #: _____

Name of Applicant: _____

Property Address: _____

Telephone # (Home): _____ **(Work):** _____

Name of Applicant(s): _____

Realtor/Agent: _____

Address: _____

Telephone #: _____

Acknowledgement of Rules & Regulations: _____

Signature of Applicant

Signature of Applicant

PERSONAL INFORMATION

Name of Applicant: _____

Name of Applicant : _____

DOB: _____

DOB: _____

Place of Birth: _____

Place of Birth: _____

SSN: _____

SSN: _____

Driver's License: _____

Driver's License: _____

State: _____

State: _____

Marital Status: _____

Marital Status: _____

Present Address: _____

Present Address: _____

EMPLOYMENT INFORMATION APPLICANT #1

Company: _____ Supervisor: _____
Address: _____ Telephone: _____
Position: _____ Fax: _____
Salary: _____

EMPLOYMENT INFORMATION APPLICANT #2

Company: _____ Supervisor: _____
Address: _____ Telephone: _____
Position: _____ Fax: _____
Salary: _____

ALL OTHER OCCUPANTS INCLUDING CHILDREN

Name: _____ DOB: _____
Name: _____ DOB: _____
Name: _____ DOB: _____

VEHICLE INFORMATION

Vehicle # 1

Male: _____
Model: _____
Tag #: _____
Insurance Company: _____

Policy Number: _____

Vehicle #2

Make: _____
Model: _____
Tag #: _____
Insurance Company: _____

Policy Number: _____

REFERENCES

Reference #1

Name: _____
(Last) (First) (Middle)

Address: _____

Telephone #: _____ Telephone #: _____
Work #: _____ Home #: _____

Relationship: _____ Years known: _____

Reference #2

Name: _____
(Last) (First) (Middle)

Address: _____

Telephone #: _____ Telephone #: _____
Work #: _____ Home #: _____

Relationship: _____ Years known: _____

Reference #3

Name: _____
(Last) (First) (Middle)

Address: _____

Telephone #: _____ Telephone #: _____
Work #: _____ Home #: _____

Relationship: _____ Years known: _____

Please note, that in accordance with State Law, all vehicles must have a valid license plate (current), have valid insurance coverage and be in working order. Waterford Landing does not allow commercial vehicles to be parked on the property after dusk and as such may be towed at the owner's expense. Waterford Landing does not allow overnight on street parking of vehicles on its roadways. Such violations will result in the towing of the vehicle at the owner's expense, or a fine of \$100.00 per violation will be assessed against the homeowner.

The applicant certifies all information submitted is true and correct. Each applicant authorizes Waterford Landing Maintenance Association, Inc. and TPMG to conduct background research and verification, which may include but is not limited to mortgage history, employment statues, tenancy, public records, personal character references, etc. The applicant acknowledges that providing false or misleading information are reasonable grounds for denial of this application. All applicants involved shall hold harmless Waterford Landing Maintenance Association and TPMG with regard to any information whether disclosed, or discovered, that may arise from the completion of this application. By signing this agreement, the buyer, or renter agrees to abide by all the rules, regulations, and governing documentation pertaining to the association.

Applicant #1 Signature

Date

Applicant #2 Signature

Date

Do not write below this line

For Office Use Only

Date Received: _____

By: _____

Approved/Disapproved: _____

Date: _____

Comments: _____

AUTHORIZATION FOR FILE DISCLOSURE

PLEASE ATTACH DRIVER'S LICENSE OR PHOTO ID TO THIS FORM

18 YEARS AND OVER APPLICANT/TENANT CONSENT

Full Name - First, Middle, and Last Name (Please Print)

Home Address (Unit # if applicable)

Applicant Phone Number (REQUIRED)

CITY

STATE

ZIP

Social Security Number

Date of Birth

Email Address

I hereby consent to allow **Verify Screening Solutions, Inc.**, through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow **Verify Screening Solution, Inc.** and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction. Results will be provided to

X

Signature Date

Property Name

Property Address

☐ Basic (Criminal only)

☐ Complete (Criminal & Credit)

☐ International

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AUTORIZACIÓN PARA LA DIVULGACIÓN DE ARCHIVOS

POR FAVOR ADJUNTE LICENCIA DE CONDUCIR O IDENTIFICACION CON FOTO A ESTE FORMULARIO

18 AÑOS o MÁS CONSENTIMIENTO DEL SOLICITANTE/INQUILINO

Nombre legal completo - Nombre, Apellido (Escrito)

Direccion Residencial Primaria (# de Apartamento si es aplicable)

Numero de Telefono Primario (REQUERIDO)

CIUDAD

ESTADO

ZIP

Numero de Seguro Social

Fecha de Nacimiento

Direccion de Correo Electronico

Por la presente doy mi consentimiento para permitir que Verify Screening Solutions, Inc., a través de su agente/ empleado designado, obtenga y verifique mis informes de consumo, incluyendo pero no limitándose a, mi informe de crédito, información criminal e información de desalojo con el propósito de determinar mi elegibilidad para alquilar/comprar un apartamento. Además, entiendo que si alquilo/compro un apartamento, doy mi consentimiento para permitir que Verify Screening Solutions, Inc. y su agente/empleado designado, durante la duración de mi arrendamiento, revisen la siguiente lista de información para evaluar el riesgo, para análisis, para la mejora de procesos y otros usos: mis informes de consumo, incluyendo pero no limitándose a mi informe de crédito, información criminal, información de desalojo, mi historial de pagos de alquiler, y el historial de ocupación, y otra información. Los hechos expuestos en mi solicitud de residencia son verdaderos y completos. Información falsa, fraudulenta o engañosa en una solicitud puede ser motivo de denegación de residencia o posterior desalojo. Los resultados serán proporcionados a

X

Firma - Fecha

Nombre de la comunidad

Direccion de la propiedad

☐ Basico (Criminal)

☐ Completo (Criminal & Credito)

☐ Internacional



Waterford Landing

Neighborhood Association Rules and Regulations

Please Help Us Maintain Waterford Landing and Keep It Beautiful.

Below are some of the Regulations found in the Homeowner's Documents.

1. Each Owner shall maintain their home in a neat, orderly, and attractive manner and consistent with the general appearance of The Properties. Each owner shall repaint, as appropriate, the exterior portion of his home as often as is necessary to comply with the foregoing standards.
Submitting to the Architectural Committee for approval.
2. Each Owner shall maintain the trees, shrubbery, grass, and other landscaping on his Lot in a neat, orderly, and attractive manner. Ficus hedges are not permitted to grow over 8 feet tall both in the front and back yard.
3. Only two pets are allowed per household providing they do not become a nuisance or annoyance to any neighbor by reason of barking or otherwise. Owners are responsible for picking up after their pets. Common areas are to be kept clean and free of dog droppings. "Household pets" shall mean dogs, cats and other animals expressly permitted by the Association.
4. Any major change in the exterior appearance of any building, wall, fence or other structure or improvements, and any major change in the appearance of the landscaping, shall be deemed an alteration requiring approval from the Architectural Committee.
5. No commercial trucks are allowed to be parked on the street or driveway. Commercial trucks must be garaged.
6. All garbage containers must be kept out of sight or garaged.
7. No motor vehicle which cannot operate on its own power shall remain on the Properties for more than 24 hours unless it is garaged.
8. No Owner shall make disturbing noises in their Home or on the Lot by himself or his family. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in his Home or on his Lot in such a manner as to disturb or annoy other residents applying reasonable standards.
(We are not concerned about the occasional party but ongoing disturbances.)
9. No awning, canopy, shutter, enclosure, or other projection shall be attached to or placed upon the outside walls or roof or the Home or on the Lot, except as approved by the Architectural Committee.
10. No pet shall be permitted outside of its Home unless attended by an adult or child of more than ten years of age and on a leash of reasonable length.
11. All roofs, sidewalks and driveways need to be power washed on a regular basis.

By following these rules, you are helping the Association keep our neighborhood beautiful and our Home values up. We appreciate your continuing efforts to make Waterford Landing a great place to live.