

ICON Condominium Association, Inc.

APPLICATION FOR LEASE

DISCLAIMER: The Association plans to commence an approved Elevator Modernization Project in Summer 2027. During this time, move-ins, move-outs, and deliveries may experience delays or scheduling restrictions due to reduced elevator availability.

1. **THIS PACKAGE IS ONLY FOR REFERENCE OF WHAT INFORMATION IS NEEDED FOR PART OF THE SCREENING APPLICATION PROCESS. THE FULL SCREENING APPLICATION WILL BE COMPLETED ONLINE WITH TENANT EVALUATION. PLEASE REFER TO PAGE 13 FOR INSTRUCTIONS.**
2. It can take up to 14 days to process your application.
3. **THERE WILL NOT BE ANY MOVES PERMITTED DURING THE SCHEDULED BLACKOUT DATES.**
4. ALL OCCUPANTS OVER THE AGE OF 18 MUST COMPLETE APPROVAL APPLICATION PROCESS.
5. **EACH OWNER AND RENTER MUST SIGN THE ADDENDUM TO LEASE AGREEMENT WHEN COMPLETING THE ONLINE SCREENING APPLICATION. This addendum assures that if a unit owner becomes delinquent in the maintenance fees and/or special assessment fees at any time during which they have a renter in their unit, that renter must then pay their rent directly to the Association (NOT THE OWENER) until the Owner's balance owed is paid in full. This addendum protects the renter from any legal or eviction actions for paying rent to the Association under the aforementioned circumstance. NO APPLICATION WILL BE APPROVED WITHOUT A FULLY EXECUTED LEASE ADDENDUM.**
6. A copy of government issued identification must be provided during the online screening application (I.E. driver's license, passport, visa, immigration card).
7. The Association charges an **Application Fee of \$100.00 paid directly to the screening company, Tenant Evaluation**, for the first applicant or married couple, any additional persons is **\$100.00 per occupant**. The fee covers the credit report and background investigation which will be performed by an outside investigation company.
8. The Association also requires a non-refundable **Exclusive Elevator Usage / Impact Fee of \$2000.00**. This fee is a usage fee for the exclusive use of the common elements needed to facilitate moves and deliveries throughout the duration of the tenant's lease at ICON.
9. All payments must be made via Checks only and made payable to **Icon Condominium Association**.
10. **ALL FEES MUST BE PAID WITH SEPARATE CHECKS OR MONEY ORDERS.**
11. **ALL SCREENING APPLICATIONS MUST HAVE A COPY OF YOUR LEASE CONTRACT ATTACHED. THE APPLICATION WILL NOT BE PROCESSED FOR APPROVAL UNLESS THE ONLINE SCREENING APPLICATION IS FULLY COMPLETED AND ALL REQUIRED CHECKS ARE SUBMITTED TO THE MANAGEMENT OFFICE.**
12. It is the responsibility of the lessor to turn over all Condominium Documents, unit keys and mailbox keys to the lessee at the time of lease.
13. Mobile credentials for building access and RFID vehicle stickers will be available for registration with the Management Office once the application has been fully approved. These items are provided in accordance with the fees and restrictions currently associated with the issuance of such credentials, as may be amended by the Board from time to time.

LEASE CHECKLIST

Unit #: _____

Name of Lessee: _____

Name(s) of all Occupants (List names, relationships, phone and email address):

Lease Begin Date: _____ Lease End Date: _____

Contact Info:

Home: _____

Cell: _____

Work: _____

Email: _____

(Check Below)

_____ Completed Application

_____ Copy of Lease Contract

_____ Copy of IDs

_____ \$100 Application Fee per individual or married couple; \$100 Per Additional Occupant

_____ \$2,000 Exclusive Elevator Usage / Impact Fee

Emergency Contact:

Name: _____

Phone #: _____

Relationship: _____

Are you or anyone in your household in need of special medical attention or have restricted mobility, which would require additional assistance in the event of an emergency?

YES ☐

NO ☐

If yes, please explain special needs (i.e. oxygen, wheelchair, blind, hearing impaired,



VEHICLE REGISTRATION

Unit No.	Date
Legal Owner Name ("Owner")	Indiv/Corp/LLC/Ptnshp (circle one)
Primary Resident /Occupant Name	Owner / Lessee (circle one)

Vehicle 1	
Make	Model
Year	Color
Tag	State
Space Number	Decal Number
Vehicle 2	
Make	Model
Year	Color
Tag	State
Space Number	Decal Number
Acknowledgment & Agreement	
I/we am/are aware Association rules, regulations and restrictions regarding vehicles on the property and agree to abide by them. Vehicles must be parked in assigned space(s) only. All unauthorized vehicles may be towed by Association at vehicle owner's expense.	
Signed	Date
Signed	Date

ICON CONDOMINIUM ASSOCIATION, INC.

BICYCLE REGISTRATION

Unit # _____

Print Owner/Lessee Name _____

Bicycle #1 Description _____

Serial # _____ Sticker # _____

Bicycle #1 Description _____

Serial # _____ Sticker # _____

Bicycle #1 Description _____

Serial # _____ Sticker # _____

EXECUTED THIS _____ day of _____, 200 _____

Signature: _____

(On behalf of all occupants/residents of above unit)

Dog Policy & Breed Restrictions

The Following Breeds of Dogs are not permitted in the building at any time:

Pit Bulls (including Staffordshire Terriers), Dobermans, Rottweilers, Chows, Akitas, Wolf Hybrids, Huskies and Presa Canaribs or any breed combination thereof.

- With the exception of service dogs, no dogs are permitted on the pool deck or in the restaurant area
- All dogs while in the Main Lobby and elevators must be on leashes until they are off of Icon Property, not just outside the front door
- Services dogs that are on the pool decks and in the restaurant area, must follow the following rules:
 1. Service dogs cannot be on the Icon furniture or towels.
 2. Service dogs must be on a maximum of a 6-foot leash and kept at owner's feet.
 3. Service dogs cannot relieve themselves on Icon Property
 4. No service dogs are permitted to enter either pool or jacuzzi

I _____ (Print Name) Renter of Icon Unit# _____ have read and understand the information above.

Renter Signature:

ICON CONDOMINIUM ASSOCIATION

RECEIPT AUTHORIZATION

TO: ASSOCIATION NAME CONDOMINIUM ASSOCIATION, INC.

FROM: UNIT OCCUPANT: _____

UNIT #: _____

THE UNDERSIGNED, the owner(s) of Unit listed above (the "Unit") of ASSOCIATION NAME CONDOMINIUM hereby authorizes the personnel employed by ASSOCIATION NAME CONDOMINIUM ASSOCIATION, INC. (the "Association") to accept, receive and sign for any parcels, deliveries, or mail addressed to the Unit, without imposing any liability thereon for the condition or substance of any such parcels so received.

Understanding that this Authorization is solely for the benefit of the undersigned, we hereby release the Association, its employees and agents, from any liability arising from this Authorization, including, without limitation, liability arising from the misplacement of parcels, and/or the negligence of the Association, its employees or agents in such regard.

EXECUTED THIS _____ day of _____, 20____

By: _____

(On behalf of all residents of above unit)

Print Name: _____

NO PARCEL MAY BE LEFT AT RECEIVING DESK OVER 24 HOURS

QUICK INFORMATION REFERENCE SHEET FOR NEW RESIDENTS

- Tenants will not be allowed to move into the unit until the Resident has received Association approval and without authorization from Icon Management.
- All Moves and deliveries must be scheduled with the Property Management Office in advance. Movers must provide proper license and insurance as required by the Association (see attached License and Insurance document)
- Schedule all move in/outs with the Property Management Office at least 14 days before the actual move-in/out date. Moving/Delivery Hours are Monday – Thursday from 8:30AM to 4:00PM. No deliveries or moves are allowed on Fridays, Saturdays, Sundays or Black Out Dates (See attached Blackout dates)
- It is the responsibility of the Unit owner to turn over all unit keys, mailbox keys and key fobs to the purchaser at the time of sale.
- Lessees are permitted to purchase additional key Fobs. Any additional owner fobs are deactivated during the lease term.
- Only one garage access reader will be issued per unit.
- All vehicles and bicycles MUST each be separately registered with stickers. All vehicles must be parked in the Unit's assigned parking space. Any additional cars must utilize valet.
- All guests, visitors and contractors must be announced and register at the front desk prior to being allowed into the building. For the resident's convenience, you may pre-register guests to be permitted into the building without being called. There is a limit of five (5) pre-registered guests for any unit at any one time.
- All residents are encouraged to schedule an orientation with the Icon's Concierge for a run down on the Icon's Policies and Procedures, Amenities and Services.
- Delivery employees must only use the PADDED SERVICE ELEVATOR. It is also your responsibility to observe the weight and size restrictions of elevators. Unnecessary shutdowns will delay the progress of you and others in the building.

Elevator Dimensions	Door	Cab Interior
Height	7'0"	8'8"
Depth		6'9"
Width	3'6"	7'0"
Weight Capacity	3500 lbs.	

I _____ (Print Name) Owner of Icon Unit# _____ have read and understand the information above.

Renter Signature: _____

ICON License and Insurance Certificate Requirements

All contractors must provide **PROOF OF LICENSING** and a **CERTIFICATE OF INSURANCE** to the management office prior to commencement of work. You must have in force and agree to continuously carry during the entire time you are working at the ICON Condominium premises, the following:

- Comprehensive general liability insurance with contractual liability coverage in the minimum amount of One Million Dollars (\$1,000,000) per occurrence with general aggregated coverage of Two Million Dollars (\$2,000,000).

The comprehensive general liability insurance policy shall name the Association as **ADDITIONAL INSURED***, as follows:

Icon Condominium Association, Inc.
450 Alton Road
Miami Beach, FL 33139

***Please note many contractors have mistakenly provided us with insurance naming the Association as a "Certificate Holder," unfortunately, this is not sufficient.**

Before commencing any work, all contractors shall furnish to the association written proof of the insurance coverage in the form of insurance certificates in a form satisfactory to the association.

The following is an example of how your certificate should read:

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS	
CERTIFICATE HOLDER IS NAMED AS AN ADDITIONAL INSURED	
CERTIFICATE HOLDER	CANCELLATION
ICON CONDOMINIUM ASSOCIATION, INC. 450 ALTON ROAD MIAMI BEACH, FL 33139	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE <i>Representative's signature</i>
ACORD 25-S (1/95)	ACORD CORPORATION

Refunding Renters Security Deposit

The procedure to refund the common area security deposit is as follows:

1. The unit owner must submit in writing that the lease was executed to completion or was terminated early. It can also be done via e-mail, but only from the registered owner's email address.
2. Once the unit is vacated, the common area in front of the unit and elevator will be inspected by our maintenance staff for damage.
3. Should there be any physical damage to the exterior of the unit, a quote will be requested for repairs and must be submitted to the manager for review. Renter will be informed of the damages and a settlement will be requested.
4. Once area is approved and cleared, request for refund will be made. The deposit refund check will be issued to **WHOMEVER WROTE THE ORIGINAL SECURITY CHECK ONLY**. It cannot be written to anyone else.
5. It takes 15-30 business days for a refund check to be cut from the date it is originally requested.

Should there be any questions or comments, please contact the management office.

I _____ (Print Name) Renter of ICON Unit # _____ have read and understand the information above.

Renter Signature: _____

Tobacco Acknowledgement & Liability Form

By my signature below, I acknowledge and accept any liability which can result from the use of any tobacco products by myself or any of my guests. I will be held responsible for any damage which may occur to any furniture, landscaping, or common area property as a result of tobacco products originating from my unit. I will also be held personally liable for any damages to another Icon resident or resident's property.

Unit # _____

Print Name _____

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Icon Condominium Association, Inc.

2026

BLACK-OUT DATES FOR:

Receiving, Contractors, Moves & Deliveries

This is the ICON blackout schedule for 2026 where we will close the building and Elevators to contractors, deliveries, and move-ins/outs.

No move-ins/outs, deliveries, or contractors are allowed at any time through the Lobby.

The schedule observed is as follows:

Fridays, Saturdays, and Sundays = are ALWAYS blacked out

February 16, Monday

President's Day

March 30, Friday through April 5, Sunday

Easter Week

May 25, Monday

Memorial Day

September 7, Monday

Labor Day

November 23, Monday through December 6, Sunday

Thanksgiving/Art Basel

December 21, Monday through Jan 4, 2027, Monday

Christmas/New Year

Screening Application Directions

Icon South Beach Condominium

Step ①

Please make sure to select the correct application type and code before proceeding with the application process.
(Before you begin, please note that a valid major credit card is required)



Go to: [Tenantev.com](https://tenantev.com)



Ready: Create your User Account!



Enter Code to begin!

5182

Step ②



Sign: Once payment has been processed, you will be requested to sign a Receipt and provide your Authorization for Application processing. You will also be requested to Electronically sign the Community's Application. If applicable, once you have completed and signed all the forms, your co-applicant will need to also Electronically sign the Application through their own user account.



Upload: Through your account, you will be requested to upload the documentation required by the community in order to complete your application.

Customer us at Support@TenantEvaluation.com

Identity Theft:

You can be charged with identity theft if you enter another person's name or social security number, or any other information other than your own on an application. Conviction for identity theft carries with it some potentially hefty penalties. In fact, the Identity Theft Penalty Enhancement Act signed into legislation in 2004 established identity theft as a federal crime. The law sets the penalty for identity theft at up to 15 years in prison and paying as much as \$250,000 in fines.

ICON CONDOMINIUM ASSOCIATION, INC.
ADDENDUM TO LEASE

THIS ADDENDUM made this _____ day of _____, 20__, is attached to and forms an integral part of the lease to which it is attached, dated _____, for a term commencing _____ and expiring _____ (hereinafter referred to as the "Lease") and any renewals and/or extensions of such Lease by and between _____ (hereinafter referred to as "Owner" or "Lessor") and _____ (hereinafter referred to as "Lessee") for Unit # _____ of Icon Condominium located at 450 Alton Road, Miami Beach, FL 33139 (hereinafter referred to as the "Unit"). In the event this Addendum conflicts with, varies or modifies the terms and provisions of said Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

W I T N E S S E T H:

WHEREAS, Lessor is the Owner of the Unit, and wishes to lease said Unit to Lessee; and

WHEREAS, Icon Condominium Association, Inc. (the "Association"), pursuant to Section 17.8 of Article 17 of the Association's Declaration of Condominium (the "Declaration"), has the right to approve leases of units within Icon Condominium (the "Condominium") and in connection therewith the Association is requiring that this Addendum to Lease form be executed by Lessor and Lessee.

NOW, THEREFORE, in consideration of the terms set forth herein and other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledge, the parties agree as follows:

- a) The foregoing recitals are true and correct and are incorporated herein by this reference.
2. All capitalized terms set forth in this Addendum shall have the meaning as set forth in the Declaration unless the context otherwise provides.
3. Lessee shall abide by and comply with the provisions of the Association's Declaration, By-Laws, Articles of Incorporation, Rules and Regulations, in addition to the Declaration of Covenants, Restrictions and Easements for Murano Grande at Portofino Master Association, Inc. (the "Master Association") and the Master Association's By-Laws, Articles of Incorporation and Rules and Regulations, as same may be amended from time to time (hereinafter referred to as the "Governing Documents") and shall comply with all laws, ordinances, regulations and administrative rules applicable to the Unit including, but not limited to Chapter 718, Florida Statutes, (the "Condominium Act"). By executing this Addendum, the Lessee acknowledges receipt of the Governing Documents from the Lessor and acknowledges review of same.
4. In the event Lessor is delinquent in the payment of any regular maintenance assessments or special assessments due to the Association, the rent for the Unit shall be applied by the Lessee to payment of any delinquent assessment or installment thereof due to the Association before payment of the balance, if any, of such rent to the Lessor. If any such assessments and installments are not paid within ten (10) calendar days after the due date, the Association shall notify the Lessor of such delinquency by certified and regular mail to the last address furnished to the Association by Lessor and shall notify Lessee of same by regular mail to the Unit address. Upon receipt of such notice, Lessee shall immediately pay to the Association the amount of such delinquent assessment, including any accelerated assessment amounts, late fees, interest, collection costs and attorney's fees (if any), and shall deduct such sums paid to the Association from the next rental payment.

Notwithstanding the foregoing, in the event the sums owing to the Association exceed the Lessee's rental payment, Lessee shall not be obligated to pay any sums in excess of such rental payment to the Association. If any excess sums are due to the Association, the Lessee is authorized to continue to deduct such sums from each rental payment until such sums have been paid in full. Any such deductions by the Lessee shall not constitute a default by Lessee of Lessee's obligations under the Lease.

5. In the event the Lessee fails to pay delinquent assessments and costs and fees incidental thereto, the Lessee shall be deemed in default under the Lease and subject to eviction proceedings as described in paragraph 6 of this Addendum, in addition to all other remedies the Association may have. The collection of rental payments from the Lessee shall not be deemed an election of remedies, and the Association may still proceed to collect delinquent assessments in accordance with the Governing Documents and the Condominium Act, including but not limited to the filing of a claim of lien, foreclosure, and personal money actions.
6. Lessee agrees to abide by this Addendum, the Governing Documents and all applicable laws, ordinances and regulations. If Lessee fails to comply with this Addendum, the Governing Documents or any applicable laws, ordinances and regulations, Lessor shall promptly commence action to evict Lessee. If Lessor fails to promptly commence action to evict Lessee, Lessor hereby authorizes the Association as the Lessor's agent and attorney in fact, to commence eviction proceedings. In the event the Association files an action for eviction, the Lessor and Lessee shall be jointly and severally liable for all attorney's fees and costs incurred in such action, including any appellate proceedings. Nothing contained herein shall be deemed to obligate the Association to commence eviction proceedings or to preclude the Association from pursuing any other available legal remedies.
7. Prior to occupancy of the Unit, Lessee shall be required to place in escrow with the Association a security deposit equivalent to the sum of one thousand dollars (\$1,000.00) which may be used by the Association to repair any damages to the Common Elements or Association property resulting from any acts or omissions of the Lessee (as determined in the sole discretion of the Board of Directors). The Lessor shall be jointly and severally liable with the Lessee to the Association for any amount in excess of such sum which may be required by the Association to affect such repairs and any applicable legal fees. Such security deposit shall be administered in accordance with Part II of Chapter 83, Florida Statutes. Lessee shall not be entitled to interest on the security deposit.
8. Lessee shall not be entitled to occupy the Unit prior to receipt of written approval from the Board of Directors as specified in Section 17.8 of Article 17 of the Declaration. In the event the Lessee should occupy the Unit prior to receipt of written approval, Lessee's application to lease the Unit shall be deemed automatically withdrawn.
9. The Unit shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for no other purpose. Lessee warrants and represents that the only occupants of the Unit will be the following individuals:

10. The Association and/or its authorized agent(s) shall have the irrevocable right to have access to the Unit as may be necessary for inspection, maintenance repair or replacement of any Common Elements accessible therefrom, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.
11. The Lessee shall not assign the Lease, nor sublet or permit the Unit or any part thereof to be used by others without the prior written approval of the Association.
12. The Lessee agrees not to keep anything in the Unit which will increase the insurance rates of the Association or interfere with the rights of other residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in the Unit, or on the Common Elements, or the Limited Common Elements.
13. There shall be no extensions or renewals of the Lease without the prior written approval of the Association. All lease renewals must be presented to the Management office and Board of Directors at least 60 days prior to the expiration of current lease. Lessee and Lessor specifically acknowledge and agree that the terms and provisions of this Addendum shall apply to all renewals and extensions of the Lease.
14. Lessee and Lessor specifically acknowledge that as of the expiration date of the term of the Lease, unless the appropriate approval has been obtained for an extension or renewal of the Lease, the Lessee shall have no access or use rights in the Association=s property, including, but not limited to, all Common Elements and amenities except as an invited guest. In connection with the termination of the Lessee=s use rights as specified above, Lessee and Lessor specifically acknowledge that the Association, at its option, shall have the authority to deactivate and/or terminate all entry devices and/or other means for the Lessee to access the Condominium and/or the Unit as of the expiration date of the term of the Lease.
15. When used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all genders as appropriate.
16. The partial or complete invalidity of any one or more provisions of this Addendum, or any other instrument required to be executed by Lessee in connection with the leasing of the Unit, shall not be affected thereby, and each and every term and provision otherwise valid shall remain valid and be enforced to the fullest extent permitted. The failure of any party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Addendum, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenants, conditions or rights as respects further performance.
17. Nothing contained in the Lease, this Addendum, or the Governing Documents shall in any manner: (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefit and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Lessor or Lessee (including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of the Lessee pursuant to the Declaration, such approval being solely for the benefit of the Association), or (iii) create any rights or privileges of the Lessee under the Lease, this Addendum, or the Governing Documents as to the Association.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the date and year first above written.

Signed, sealed and delivered
in the presence of:

OWNER(S)/LESSOR(S):

LESSEE(S):

Receipt of this Lease Addendum is acknowledged by Icon Condominium Association, Inc. this _____ day of _____, 20__.

ICON CONDOMINIUM ASSOCIATION, INC.

By: _____

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Title: _____