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NOW**

Enter **CODE** Below:

Kenland Pointe III

Important information

Before you starting the application:

- Go through checklist of documents you will need and prepare them before beginning the online application.
- An email will be needed to start the process.
- If you are applying with someone, you will be asked to enter their name and email, once the first application is completed.



954-998-7516



Support@verifyssi.com



140 S Dixie Hwy Unit 104
Hollywood, FL 33020

SALE AND LEASE APPLICATION

APPLICATION MUST INCLUDE:

1. COMPLETED APPLICATION FORM
2. COPY OF CONTRACT OR LEASE
3. COPY OF PHOTO ID'S FOR ALL OCCUPANTS 18 +
4. \$150.00 PER APPLICANT 18+ OR MARRIED COUPLE(Must include copy of marriage certificate)
5. YOU MUST SET UP A PHONE INTERVIEW PRIOR TO YOUR MOVE IN DATE FOR FINAL APPROVAL WITH THE BOARD OF DIRECTORS.
6. EXPECTED MOVE IN DATE_____ MUST BE NO LESS THAN 10 DAYS AFTER A COMPLETED APPLICATION HAS BEEN SUBMITTED.

FORM OF PAYMENTS:

1. APPLICATIONS AND PAYMENTS ARE SUBMITTED THROUGH WWW.APPLYFASTNOW.COM OR SCAN THE QR CODE ON THE FIRST PAGE AND ENTER THE CODE FOR THE ASSOCIATION. IF YOU ARE UNABLE TO SUBMIT THROUGH THE WEBSITE, FOLLOW STEPS 2 OR 3 BELOW.
2. CASHIER CHECK PAYABLE TO FLA. PROPERTY SOLUTIONS MAILED: 1000 5TH St. Suite 200 Miami Beach, Fl 33139
3. ZELLE: FLORIDAPROPERTYSOLUTIONS@YAHOO.COM

(PAYMENT MEMO MUST INCLUDE ASSOCIATION NAME & UNIT#)

PAYMENT MUST BE RECEIVED PRIOR TO SUBMITTING APPLICATION. ALL PAGES OF THIS APPLICATION MUST BE FILLED AND SIGNED BY ALL PARTIES. ALL DOCUMENT MUST BE SUBMITTED IN **ONE** PDF AND SENT TO THE EMAILS ON THE TOP OF THIS FORM. FAILURE TO PROVIDE COMPLETED PACKAGE AND DOCUMENTS WILL DELAY THE APPROVAL PROCESS. ONCE COMPLETED APPLICATION IS RECEIVED, IT WILL THEN BE PRESENTED TO THE BOARD OF DIRECTORS. APPLICATION CAN TAKE AT LEAST 15 TO 20 BUSINESS DAYS FROM THE DATE OF RECEIPT. IT IS A BUYERS AND A SELLERS RESPONSIBILITY TO CONFIRM SALES/ RENTALS AND PETS RESITRICTIONS.

BUYER/RENTER:_____DATE: _____

OWNER:_____DATE: _____

NOTE: IF THERE ARE ANY QUESTIONS NOT ANSWERED, OR LEFT BLANK THIS APPLICATION WILL BE DENIED. IF APPROVED, NOTE THAT NO FURNITURE CAN BE THROWN AWAY IN GARBAGE BINS AND BOXES MUST BE BROKEN DOWN TO AVOID AN OVARGE CHARGE FEE. YOU MUST PROPERLY RECYCLE, NO NON-RECYCLABLE ITEMS CAN BE DISPOSED OF IN THE RECYCLING BINS. UNDER NO CIRCUMSTANCE ARE YOU, ANY OF YOUR FAMILY, OR GUEST PERMITTED TO OCCUPY THE RESPECTIVE CONDOMINIUM UNIT, UNTIL YOU HAVE RECEIVED A FORMAL WRITTEN APPROVAL FROM THE CONDOMINIUM ASSOCIATION. APPROVED PURCHASES, UPON CLOSING OF THE SALE TRANSACTION, MUST IMMEDIATELY CONTACT FLA PROPERTY SOLUTIONS AND PROVIDE A COPY OF THE CLOSING STATEMENT OR WARRANTY DEED.

Community:	Unit #:	Contract start date:
Landlord:	Tenant:	Contract end date:

SALE AND LEASE APPLICATION

Sale: ☐ Lease: ☐

To: Board of Directors

I/We agree to provide the purchaser a copy of _____ declaration, by-laws, Articles of Incorporation and Rules & Regulations, prior to the occupancy of the unit by the purchaser or lessee.

I/We will be bound by the declaration of condominium, by-laws, articles of incorporation and the rules & regulation of the condominium association.

THE ASSOCIATION AND IT’S AGENT, IN THE EVENT IT CONSENTS TO A LEASE, IS HEREBY AUTHORIZED TO ACT AS OUR AGENT WITH FULL POWER AND AUTHORITY TO TAKE SUCH ACTION AS MAY REQUIRED, IF NECESSARY, TO COMPEL COMPLIANCE BY OUR LESSEE (S) AND/OR THEIR GUESTS, WITH PROVISION OF THE DECLARATION OF CONDOMINIUM OF _____IT’S SUPPORTIVE EXHIBITS, THE CONDOMINIUM ACT, AND RULES & REGULATIONS OF THE ASSOCIATION, OR IN THE INSTANCE OF VIOLATION OF ANY OF THE ABOVE BY THE LESSEE(S) AND/OR THEIR GUEST, UNDER APPROPRIATE CIRCUMSTANCE, TO TERMINATETHE LEASEHOLD. IF THIS APPLICATION IS FOR A LEASE, THE LESSOR AGREES TO REIMBURSE THE ASSOCIATION FOR ANY ATTORNEY’S FEES AND COSTS INCURRED AS LESSOR’S AGENT IN SUCH ENFORCEMENT OR LEASE TERMINATION.

In order for you to facilitate consideration of my/our application for the sale/lease of the above designated unit, I/We have caused the proposed purchaser/lessee to complete the attached Application by Proposed Purchaser of Lessee. I/We am/are aware that any falsification or misrepresentation of the facts in the attached application will result in the automatic rejection of the Application to Sell or Lease. I/We consent that you may have further inquiries concerning this application, particularly of the references given below.

I/We have attached hereto a Copy of the Purchase Contract or other documents which truly and accurately sets forth the terms of the offer that I/We wish to accept.

I/We agree Owner/Lessee shall not move in unless pre-registered with the Association upon approval.

BUYER/RENTER: _____DATE: _____

OWNER: _____DATE: _____

SALE AND LEASE APPLICATION

CONTACT INFORMATION SHEET:

OWNER CONTACT INFORMATION:

NAME(S): _____

MAILING ADDRESS: _____

UNIT ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

APPLICANT CONTACT INFORMATION:

NAME: _____

PHONE NUMBER: _____

EMAIL: _____

SPOUSE CONTACT INFORMATION:

NAME: _____

PHONE NUMBER: _____

EMAIL: _____

EMERGENCY CONTACT INFORMATION:

NAME: _____

RELATION: _____

PHONE NUMBER: _____

EMAIL: _____

EMERGENCY CONTACT INFORMATION:

NAME: _____

RELATION: _____

PHONE NUMBER: _____

EMAIL: _____

ESTOPPEL CERTIFICATE & CONDO QUESTIONNAIRE FEES

Chapter 2017-93, Laws of Florida

In accordance with Chapter 2017-93, Laws of Florida, the Department of Business and Professional Regulation shall periodically calculate the fees for estoppel certificates, rounded to the nearest dollar, and publish the amounts, as adjusted, on its website. The next update will be released by July 1, 2027.

Currently, the fees for the preparation and delivery of an estoppel certificate are noted below for condominiums, cooperatives, and homeowners' associations:

Estoppel Certificate Request	Authorized Fee
Preparation and delivery of an estoppel certificate within 10 business days	\$299
Estoppel certificate requested on an expedited basis and delivered within 3 business days	An additional \$119 total = \$418
If the unit/ parcel is delinquent to the association	An additional fee not to exceed \$179
For multiple units/parcels owned by the same owner which are simultaneously requested from the same association, and there are no past due monetary obligations owed to the association, the total fee the association can charge may not exceed, in the aggregate	25 or fewer units/parcels, \$896 26 to 50 units/parcels, \$1,194 51 to 100 units/parcels, \$1,791 more than 100 units/parcels, \$2,985
CONDO QUESTIONNAIRE REQUEST	AUTHORIZED FEE
Preparation and delivery of standard lender condo questionnaire form within 7- 10 business days	\$250
Condo questionnaire requested on an expedited basis and delivered within 3-6 business days	\$350

Please follow this [link](#) to read the law regarding estoppel certificate fees.

Estoppel & Condo questionnaire payment instructions:

- Payment in full
- Cashier's check or check from title company made payable to: Fla. Property Solutions
- Checks must be mailed to: 1000 5th street, suite 200, Miami Beach, FL 33139, memo must include: Association name, unit, address, and reason for payment.
- Please send a copy of your estoppel or condo questionnaire form to: assistant@floridapropertysolutions.net (we do not provide the form)
- **A copy of the check, estoppel/condo questionnaire form and tracking number must be emailed to: assistant@floridapropertysolutions.net for all expedited estoppels and condo questionnaires paid by check. Please make sure to confirm that we received your estoppel form and payment**
- We accept Zelle: floridapropertysolutions@yahoo.com
- memos must include the following: Association name, unit, address, and reason for payment. You must confirm we received the estoppel form and payment.

SALE AND LEASE APPLICATION

Rental / Purchase Unit:

Building Name/ Number: _____ Unit: _____

Lease [] Purchase [] Rent []

Rent Amount / Mortgage: \$ _____ (Monthly)

Move in / Close Date: _____ Rent /Lease Term: _____

Applicant Information:

Last Name: _____ First Name: _____ Middle: _____

Social Security No: _____ Date of Birth (____/____/____)

Driver's License No: _____ State Issued: _____

Passport #: _____ Country: _____

Telephone No: _____ Email: _____

Spouse Information:

Last Name: _____ First Name: _____ Middle: _____

Social Security No: _____ Date of Birth (____/____/____)

Driver's License No: _____ State Issued: _____

Passport #: _____ Country: _____

Telephone No: _____ Email: _____

Current Landlord:

Address: _____

City: _____ State/Zip: _____ Country: _____

How long at this address? _____ Own [] Rent []

Landlord Name: _____ Phone: _____

SALE AND LEASE APPLICATION

Employment History:

Applicant Employer Name: _____ How Long: _____

Address: _____ City: _____ State /Zip: _____

Occupation / Position: _____ Supervisor Name: _____

Telephone: _____ Salary including commissions \$ _____

Spouse Employer Name: _____ How Long: _____

Address: _____ City: _____ State /Zip _____

Occupation / Position: _____ Supervisor Name: _____

Telephone: _____ Salary including commissions \$ _____

Financial History:

Bank Name: _____ Branch: _____

Account Type: _____

Have you or the co-applicant ever filed for Bankruptcy? _____ If so, when: _____

Have you or the co-applicant ever been: _____

Evicted from any tenancy? _____ Ever Broken Lease? _____ Ever Sued?: _____

SALE AND LEASE APPLICATION

PET REGISTRATION SHEET

****Must read and acknowledge before filling out this page****

It is the buyers, renters, and agents' responsibility to confirm pet restrictions as some associations do not allow pets. This page is only to be filled out if you have verified that a dog is permitted in writing. All service animals must include a letter from a state of Florida professional mental health doctor. No guest pets allowed on property over 24 hours without this document being filled and completed. No pets permitted on any property over the weight limit of 25.

This application must include:

1. Picture of pet(s)
2. Updated vaccine records
3. Letter from a state of Florida professional mental health doctor (ESA/SA ONLY)

Pet's Name(s): _____

Breed: _____

Age: _____

Sex: _____

Weight: _____

Spayed/ Neutered? _____

I acknowledge the information provided is accurate, up to date and legal documents. If a pet is purchased/adopted after my move-in, it is my responsibility to fill out this page and provide documents before arrival of pet.

BUYER/RENTER: _____ DATE: _____

OWNER: _____ DATE: _____

SALE AND LEASE APPLICATION

Personal References (No Family Members)

Name: _____ Phone Number: _____

Work Phone Number: _____ Cell Phone Number: _____

Relationship: _____

Name: _____ Phone Number: _____

Work Phone Number: _____ Cell Phone Number: _____

Relationship: _____

Vehicle / Motorcycle Information

Vehicle 1 Make: _____ Model: _____ Color: _____

Year: _____ License Plate # _____ State: _____ Insured By: _____

Vehicle 2 Make: _____ Model: _____ Color: _____

Year: _____ License Plate # _____ State: _____ Insured By: _____

Convictions

Have you or the co-applicant ever been arrested or convicted of any crime? Include
Misdemeanors, DUI, etc. or are any criminal charge now pending? Yes [] No [] Applicant

[] Co-Applicant [] if yes, City _____ State _____ Date _____

Please _____ explain:

SALE AND LEASE APPLICATION

AUTHORIZATION FOR ASSOCIATION TO COLLECT RENT UPON DELINQUENCY IN MAINTENANCE PAYMENTS

Whereas _____ (hereinafter "Owner"), is the record owner(s) of Unit _____ located at _____

Whereas _____ Condominium Association (hereinafter "Association" or "Condominium") is the entity responsible for the operation and management of the Condominium, and _____ (hereinafter "Lessee")

Whereas Owner desires to lease the unit to _____ pursuant to a lease submitted herewith; and

Whereas, Owner, Lessee and Association have agreed to enter this Authorization for Association to Collect Rent upon Delinquency in Maintenance Payments (hereinafter "Authorization Agreement"); and

Whereas the terms of this Authorization Agreement shall be incorporated into any agreement for lease of the unit and shall be deemed part of the Uniform form of Lease for rental of units at _____. Now, therefore, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties agree as follows,

1. The terms of this Authorization Agreement shall be incorporated into the agreement to lease the unit at _____ and the Association may enforce the provisions thereof.

2. If, at any time during the term of pendency of the lease, Owner becomes delinquent in payment of regular maintenance and/or special assessments to Association, Owner and Lessee agree that Association shall have the right and authority, in its sole discretion, to demand that Lessee pay lease payments directly to the Association. Association shall provide, by regular and certified mail, ten (10) days written notice to Owner and Lessee that subsequent lease payments are to be forwarded to the Association. Owner and Lessee agree that upon provision of such notice from the Association, Lessee will pay the lease payments accruing thereafter directly to the Association until otherwise notified. The Association shall apply lease payments received from Lessee toward regular maintenance and/or special assessments, costs and attorneys' fees due as of the date of receipt of the payment. Owner expressly releases Association and Lessee from any liability to Owner for unpaid rent under the Lease Agreement if such payment is made directly to Association upon demand from Association. If any funds are left over after the Association deducts the amount owed to it, the Association may apply the remainder of the lease payment toward future regular maintenance and or special assessments.

Should Lessee fail to comply with the Association's demand by payment of the lease payment next due directly to the Association, the Association is hereby authorized to bring legal action against Lessee for immediate termination of the Lease and/or tenancy arrangement. Any such action for termination of the Lease and/or tenancy arrangement may be brought by the Association in the name of the Owner, through eviction proceedings. In addition, or as an alternative to termination of the Lease and/or tenancy arrangement, the Association may seek injunctive relief or specific performance under this Agreement. Owner and Lessee further agree that, if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appellate fees and costs, from the Owner and Tenant. Any such costs shall be deemed to be a special assessment against the unit and collectible in the same manner as any special assessment levied pursuant to the Declaration of Condominium.

Agreed to this _____ day of _____ 2023.

SALE AND LEASE APPLICATION

GENERAL RULES AND REGULATIONS

Under the condominium documents, the Board of Directors of _____ has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of Rules and Regulations.

In addition to the Rules and Regulations set forth in the Declaration, The Board of Directors may from time to time adopt or amend rules and regulations governing the details of the Units, Common Elements, Limited Common Elements or other property of the Condominium or services made available to the Unit Owners and the conduct of all residents thereof. The Unit Owners shall, always, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision.

For pets rules: No pets allowed for renters

These General Rules and Regulations shall be cumulative with the covenants and Occupancy and Use Restrictions set forth in the Declaration of Condominium.

In the event any Rule or Regulation heretofore set forth or hereinafter promulgated, or any sentence, clause, paragraph, phrase or word thereof is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall be and shall remain in full force and effect.

The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time. These additional rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.

Violation of any of **association** Rules and Regulations will subject the Unit Owner to the maximum fine allowed by law. No fine may exceed \$100 each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.

Applicant Signature

Spouse Signature

Printed Name

Printed Name

Date
