
Beach Manor Condominium

DISCLOSURE AND AUTHORIZATION FOR CONSUMER REPORTS

In connection with my application for purchase or application to rent a dwelling with Beach Manor Condominium Inc., I understand consumer reports will be requested by Betts Property Management. These reports may include, as allowed by law, the following types of information, as applicable: names and dates of previous employers, reason for termination of employment, work experience, reasons for termination of tenancy, former landlords, education, accidents, licensure, credit, etc. I further understand that such reports may contain public record information such as, but not limited to: my driving record, workers' compensation claims, judgments, bankruptcy proceedings, evictions, criminal records, etc., from federal, state, and other agencies that maintain such records.

In addition, investigative consumer reports (gathered from personal interviews, as applicable, with former employers or landlords, past or current neighbors and associates of mine, etc.) to gather information regarding my work or tenant performance, character, general reputation and personal characteristics, and mode of living (lifestyle) may be obtained.

This authorization is conditioned upon the following representations of my rights:

I understand that I have the right to make a request to the consumer reporting agency: Verify Screening Solutions Inc. 1720 Harrison St Suite 5A Hollywood FL 33020 ("Agency"), telephone number 888-983-9511, upon proper identification, to obtain copies of any reports furnished to Company by the Agency and to request the nature and substance of **all information** in its files on me at the time of my request, including the sources of information, and the Agency, on Company's behalf, will provide a complete and accurate disclosure of the nature and scope of the investigation covered by any investigative consumer report(s). The Agency will also disclose the recipients of any such reports on me which the Agency has previously furnished within the two year period for employment requests, and one year for other purposes preceding my request (California three years). I hereby consent to Company obtaining the above information from the Agency. I understand that I can dispute, at any time, any information that is inaccurate in any type of report with the Agency. I may view the Agency's privacy policy at their website: <https://www.verifyssi.com/>

I understand that I have rights under the Fair Credit Reporting Act, and I acknowledge receipt of the Summary of Rights _____ (initials).

Printed Name: _____

Signature: _____

Date: _____

For identification purposes:

Social Security No.: _____; Date of Birth: _____.

Driver's License No.: _____; State of Issue: _____.

Street Address: _____ City: _____ State: _____ Zip: _____

Beach Manor Condominium

INSTRUCTIONS:

- 1- All adult persons who will reside in the community legally married or not, must submit a notarized application.
 - 2- Print legibly or type all information. Account, telephone numbers and complete addresses are required.
 - 3- If any question is not answered or left blank. This application may be returned, not processed and not approved.
 - 4- Missing information will cause delays in processing your application.
 - 5- The applicant(s) are authorized to sign all forms.
 - 6- Application fee \$100.00 per Adult (Made payable to BETTS PROPERTY MANAGEMENT and mailed to P.O. BOX 700862 Miami, FL. 33170).
 - 7- A police background check is required for all applicants over the age of 18.
 - 8- A copy of the sale or rental contract is required
 - 9- **If application(s) is for a lease, the owner must sign the application(s) acknowledging their responsibility if the lessee is in violation of the community rules and regulations.**
-

APPLICATION FOR OCCUPANCY/APPROVAL (Purchase____) / (Lease____) (Unit #____)

Primary Occupant Name _____ **Date of Birth** _____ **Soc. Sec. No.** _____

(Passport, Alien, Green Card, SOC. Insurance No.) _____

Present Address: _____

Home Telephone: _____

Cell Phone: _____

Email Address: _____

How long have you lived at previous address? _____

US Citizen? _____

Landlord Name: _____

Landlord Telephone # _____

Place of Work: _____

Work Telephone # _____

Work Address: _____

How long have you worked there? _____

Secondary Occupant Name _____

Date of Birth _____ **Soc. Sec. No.** _____

(Passport, Alien, Green Card, SOC. Insurance No.) _____

Present Address: _____

Home Telephone: _____

Cell Phone: _____

Email Address: _____

How long have you lived at previous address? _____

US Citizen? _____

Landlord Name: _____

Landlord Telephone # _____

Place of Work: _____

Work Telephone # _____

Work Address: _____

How long have you worked there? _____

Person to notify in case of emergency: _____

Telephone: _____

Previous Landlord References

Occupant 1: Landlord Name: _____ Telephone: _____

Address: _____ How long you lived there? _____

Occupant 2: Landlord Name: _____ Telephone: _____

Address: _____ How long you lived there? _____

2 Business References Occupant 1 (Non-family/friends):

Name: _____ Telephone: _____ Relationship: _____

Name: _____ Telephone: _____ Relationship: _____

2 Business References Occupant 2 (Non-family/friends):

Name: _____ Telephone: _____ Relationship: _____

Name: _____ Telephone: _____ Relationship: _____

Automobile: Yes _____ No _____ License Plate Number _____

Vehicles parked on the premises at the renter's risk. The association does not assume any liability for damage or theft. This includes bicycles, motorcycles and any other property left outside your unit.

Under no circumstances will the Board of Directors approve the rental/purchase of a unit if said approval is in violation of the By-Laws, the Declaration of Condominium and our Rules & Regulations. Renters in violation of the aforementioned can be cause for contract termination.

Addendum to Lease / Purchase Applicant(s)

Beach Manor Condominium, Inc. shall be entitled to bring an action at any time to enforce the terms of this addendum, as well as any provision of the declaration of Condominium, Articles of Incorporation, By-Laws and Rules and Regulations as same may be adopted or emended from time to time. In the event of such action, it is agreed that:

- A. The tenant(s) / owner(s) agree that services of process upon any person residing at the property shall be deemed to be an effective service as to all the persons residing at the property.
- B. In the event of any enforcement action brought by the association, Beach Manor Condominium shall be entitled to the recovery of its attorney's fee and cost, however, all other parties waive any such entitlement under any statute or contract.

Signature (Occupant 1) _____ Signature (Occupant 2) _____

State of _____)
)SS:
County of _____)

On this, the _____ day of _____, 20____, before me a notary public, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Notary Public