

16 Key West ct Weston Florida

Offer Requirements as per Landlord:

- Credit score must be above 625 or above.
- Landlord will be covering the \$1500 HOA deposit
- OFFER MUST BE presented in "ONE PDF FILE"
- Tenant household income must be at least 3x rent.
- **1st Month + 2 months of Security Deposit.**
- Use FSR ERA Rental application attached – please fill out completely.
- Color Picture IDs/Driver license for all future residents over the age of 18.
- 3 months of Paystubs.
- 3 months of bank statements. statements (NO SCREEN SHOTS) (please DO NOT INCLUDE bank account numbers; only the last 4 digits). For your clients safety, we wont be able to review docs with account numbers in it.
- 3 personal references. Previous landlord letter of recommendation if available.
- Tenant and all future residents over the age of 18 MUST provide **background check with eviction report**; Corelogic tenant screening suggested from the Miami Board; MyRental™
LINK: <https://apps.myrental.com/dashboard/#/>
- Renters insurance is a must. Declaration page needs to be processed after offer acceptance with both tenants and landlords name in it.
- Moving day: it can happen 2 weeks after signing Lease and receiving escrow letter.
- PETS ok w/ restrictions: \$500 refundable deposit.
- Landscaping and Pest control are included in the rental amount.
- If self-employed, please provide the last 2 years of your tax returns and the last 3 months of first page of the bank statements (NO SCREEN SHOTS) (please DO NOT INCLUDE bank account numbers; only the last 4 digits). For your clients safety, we wont be able to review docs with account numbers in it.
- **IN ORDER FOR YOUR OFFER TO BE REVIEWED, YOU MUST PRESENT YOUR OFFER with ALL docs "IN ONE PDF FILE" WITH ALL DOCS NEEDED AS WELL AS THE CONTRACT TO LEASE & FSR RENTAL APPLICATION FORM.**

Thank you for taking the time to review offer requirements. Have a blessed day!

Alexa~

HOA contact info:

- *HOA: Gisela Reyes Herrera @ 954-792-6000 | email: gherrera@castlegroup.com, residentservices@castlegroup.com*
- *HOA responsible for? Please see attached Budget*
- *Is association approval required for buyers or tenants? No. However, please review the attached Parking Enforcement procedures*
- *Is there an application fee OR any other application process for buyers? NO*
- *However, please review the attached Parking Enforcement procedures*
- *Pet restrictions? Please see attached Rules and Regulation*

Hope this Helps!

Alexa~