



LIDO BAY MANOR

C O N D O M I N I U M

1631 NE 114th Street, OFFICE • Miami, FL 33181

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RENTAL REQUIREMENTS

- 1) Due to security reasons, no lockboxes are allowed. **Owners or Realtors must be present to show the apartments and in BOD screening meeting.**
- 2) Absolutely NO short-term rentals or subleasing allowed.
- 3) Applicants must return the following signed documents, at least 2 weeks prior to the screening interview:
 - a) Application for Occupancy
 - b) Signed Rules and Regulations
 - c) Signed Parking Restrictions Affidavit
- 4) Applicants must send the non-refundable Application Processing and Background Check fee of \$250, payable to Francisco Gutierrez, Property Manager, mailed or dropped at the office drop box on the second floor of above address.
- 5) After all the documentation and fees are received and background check passed, screening interview meeting with BOD will be scheduled. Minimum credit score is 640.
- 6) Owners must supply the BOD with a copy of the lease and a copy of the apartment key for emergency access.
- 7) Owners must be current with their HOA maintenance fees, special assessments and any other balances owed to the association.
- 8) Lease term effective for one year at a time. BOD reserves the right to rescind lease renewal due to tenants violating building rules or causing problems.
- 9) After all the documentation and fees are received and background check passed, screening interview meeting with BOD members will be scheduled.
- 10) If the applicant is approved, a move-in date notice must be given at least 5 business days in advance, along with a \$350 security deposit in the form of a check or money order payable to the Association. If the common areas like the entrance, hallways and elevator are not damaged, scratched, dented, dirtied, AND no pieces of furniture or boxes are dumped in the garbage bins, the security deposit will be returned within 30 days. Small carton boxes must be flattened and placed by the recycling bin. Large TV boxes, mattress boxes, old furniture and other oversized items must be removed and disposed of by a tenant-hired trash hauling service, who must also adhere by the damage deposit rules herein.

IMPORTANT DISCLAIMER: This checklist may be updated periodically, is not all inclusive and is only meant to highlight the main requirements, it is not meant to replace the Bylaws or the Rules and Regulations, which will supersede any error or conflict with any item above.