RIVER OAKS OF PALM BEACH COUNTY HOMEOWNER'S ASSOCIATION, INC.

RESALE & RENTAL APPLICATION

This package must be submitted via TENANT EVALUATIONS ONLINE PORTAL.
All items listed must be submitted, or the application will not be processed. If ANY information is incorrect or incomplete the package will be returned to the applicant(s). The Approval process may take up to thirty (30) days. Please note Tenant Evaluation fee has always been non-refundable. This policy is communicated multiple times during the application process to ensure clarity before any payment is made. TE no-refund policy for all applications is due to the nature of the services provided. Tenant Evaluation will no longer approve any refund requests after the application has been processed

INDIVIDUAL COMMUNITY REQUIREMENT CHECK LIST

☐ **APPLICATION FEES**: Non-refundable online processing fee: 250.00 per applicant or married couple. Anyone over the age of 18 needs to complete an application (*Payable through Tenant Evaluations*)

☐ Clear photo-copy of valid State ID, Driver's License, or Passport must be provided.

☐ Copy of Current Vehicle Registration.

☐ Copy of **Fully Executed Resale / Rental Agreement**. A letter of occupancy authorizing occupant is required from owner of unit for person(s) being added to an existing lease if no lease is generated for residency.

☐ The Wright Flood's Easy Policy Assumption Request Form must be signed by the seller and accompany the completed application package

☐ Security Deposit equal to one month's rent or $1000, whichever is greater. It must be provided from the unit owner. Checks from tenant will NOT be accepted.

☐ Must obtain a Resale Package / Estoppel via Closing Portal at 855-877-2472 Ex 9965 www.ciranet.com/closingportal

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COMMUNITY INFORMATION

1. All applications require approval from the River Oaks of Palm Beach County HOA Board of Directors.

2. Occupancy prior to approval is not allowed.

3. Orientation is required.

4. Minimum Credit Score is 700 or higher for lease only

5. Pets are allowed. Two (2) per household. Maximum weight is 50lbs or below. Guest and additional occupants are not allowed pets.

6. Security Deposit equal to one month's rent or $1000, whichever is greater. Payment has to come from unit owner, checks from tenant will not be accepted.

7. Only annual leases are allowed. Twelve (12) months minimum. No short-term rentals. One (1) per every 12 months.

8. If a unit has a balance on the account, the Association have to be paid in full before the Rental can be approved. The account must be brought current before any application can be considered for approval by the Association.

9. For Sales, the estoppel letter does have to be completed before the Approval of Sale

10. Move in / Move out Deposit requires for purchases only, in the amount of $275.00

11. Common Area Security Deposit in the amount of $500.00

12. NO LLCs are allowed to buy a unit

13. The owner has to own the unit for one (1) year prior to leasing

14. Parking: Vehicles must fit in driveway or garage. Vehicle restrictions: No Trucks or Commercial Vehicles. Parking provided in driveway and guest parking.

15. The Association has a Lease Renewal Process, please email a copy of the signed lease renewal to screenings.sefl@realmanage.com

TenantEvaluation™
We've made it easy

Property Application for
RIVER OAKS OF PALM BEACH COUNTY HOA

Property Name

How to Apply ?

1

You can go to Tenantev.com or scan this QR Code.

then

2

Create a new account and use the following application code to begin.

12551

Property Application Code

Please read before applying

You must create a Tenant Evaluation account to apply, or you can sign in to your existing account.

The community you are applying to could request information such as Credit report (Social Security number necessary), Criminal background check, Eviction report, Proof on income, Personal and work verifications.

Important!

Application Fee: There is a cost associated with the application. You won't be charged until your digital application form is submitted at the beginning of the process.
This application is linked to the email address you will use to create your new account. If you have questions regarding the application requirements, please contact the association directly.
Tenant Evaluation does not determine your approval. The community association screening committee makes the final decision after reviewing your application.

Application process may take up to 45 *minutes*
tenantev.com

Do you need help?

Email us at
support@tenantevaluation.com

Call us at
305.692.7900