

COLLINS TOWERS CONDOMINIUM

Request for Consent to transfer Acknowledgement

I /We _____
(Please Print Name)

HAVE READ THE REQUEST FOR CONSENT TO TRANSFER AND ALL OF ITS TERMS
AND FULLY UNDERSTAND EACH OF THE RULES AND WILL ABIDE BY THEM.

AND FURTHER UNDERSTAND THAT A VIOLATION OF THE RULES AND
REGULATIONS SET FORTH IN THE CONSENT TO TRANSFER COULD RESULT IN A
FINE.

Signed this _____ Day of _____, 20()

X

Owner/Seller (Signature)

X

Owner/Seller (Signature)

X

Buyer/Tenant (Signature)

X

Buyer/Tenant (Signature)

COLLINS TOWERS CONDOMINIUM

APPLICATION FOR CONSENT TOTRANSFER/LEASE OFCONDOMINIUM UNIT AND ACKNOWLEDGEMENT OF RESIDENTIALRESTRICTIONS/CONDITIONS

This is to certify that _____ appeared/will appear before the Board of Directors of Collins Towers Condominium, on _____ and stated that he or she will abide by the BY Laws, Rules and Regulations of the building located at 720 Collins Avenue, Miami Beach, Florida, 33139 while occupying unit# _____ which he or she is purchasing/Leasing from the current owner _____ who have provide the Board of Director with a copy of the purchase and sales contract or lease and written notice of the terms of the transfer/lease which he or she is willing to accept.

Further, _____ acknowledges having notice of the following residential restriction/conditions.

1. The association has the right of first refusal. This must be agreed upon before any application can be processed.
2. _____ is hereby responsible and liable for any damage to the common areas described above resulting from misuse by him/her, guests or contractors.
3. No use or practice which is either an annoyance to the unit owners or interferes with the peaceful possession and proper use of the property by the unit owners shall be allowed.
4. All parts of the building shall be kept in clean and sanitary condition, and no rubbish refused or garbage shall be allowed to accumulate or any fire hazard allowed to exist.
5. No unreasonable noise shall be permitted to be transmitted from one unit to another, or within the common areas.
6. The Association and/or its authorized agent shall have the irrevocable right to access each unit from time to time during reasonable hours as may be necessary for inspection,

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maintenance, repair or replacement of the Condominium or any Common Elements therein or accessible there-from, or for making emergency repairs therein necessary to prevent damage to the Condominium or other units.

7. The Tenant agrees not to use the unit, or keep anything in the unit which will increase the insurance rates of the unit or the Association or interfere with the rights of other residents or tenants of the Condominium by unreasonable noises or otherwise; nor shall Tenant commit or permit any nuisance or illegal act in his/her unit, or the public areas of the Condominium.
8. The Tenant covenants to abide by and be bound by the Rules and Regulations of the Condominium and the Association, and the terms and provisions of the Declaration of Condominium, Charter and By-Laws of the Association (collectively, the "Condominium Documents"), and any other rules which may become operative from time to time.
9. The Association's approval of the proposed Lease is expressly conditioned upon the Tenant's observance of the provisions contained in this Addendum to Lease Agreement and the Condominium Documents. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease. The Owner/Landlord acknowledges that he remains ultimately responsible for the acts of Tenant, Tenant's family, visitors and guests and for any costs incurred by the Association or Condominium, including attorney's fees, in remedying violations of this Addendum to Lease and/or the Condominium Documents.
10. In the event that the Owner/Landlord becomes delinquent in the payment of any sums and assessments due the Association during the term of the Lease, upon written demand by the Association, Tenant shall pay directly to the Association the full amount of rental payments and charges due the Owner/Landlord under the Lease no later than the 5th days of each month following receipt of written demand by the Association ("Direct Collection of Rent"). The Association is hereby granted the full right and authority of Direct Collection of Rent and deduct from the rental payment all assessments, interest, late charges and attorney's fees, if any, due to the Association. The balance, if any, shall be forwarded to the Owner/Landlord at such address as the Owner may designate in writing. Ninety days after the delinquency no longer exists, the Association shall cease Direct Collection of Rent.
11. Other than the occupants identified in this Lease Addendum, no one may occupy the Unit without prior written approval of the Association. This restriction does not apply to a guest or invitee of the tenant so long as such occupancy does not extend for more than six (6) consecutive weeks (in one year period) and the occupants identified in this Addendum are also in residence at the same time as the guest or invitee. Consistent with this restriction, tenants may not sublet, assign or permit the use of the Unit or any part thereof by others without the prior written approval of the Association. Daily fees apply please refer to the Rules and Regulations.
12. There shall be no extension or renewal of the Lease Agreement or the occupancy allowed by the Lease Agreement without the prior written approval of the Association. Approval of the

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current lease term under the Lease Agreement shall not be construed as approval of any occupancy beyond the date referenced herein.

13. In any action brought to enforce this Addendum or to address a breach of this Addendum, the prevailing party shall be entitled to an award of costs and attorney's fees against the non-prevailing party
14. IN PERSON INTERVIEWS ARE REQUIRED. ZOOM/VIDEO interviews are not permitted.

Buyer/Lessee

Print Name

Date

Buyer/Lessee

Print Name

Date

Seller/Landlord

Print Name

Date

Seller/Landlord

Print Name

Date

Collins Towers Condominium Association, Inc.
720 Collins Ave, Miami Beach, FL 33139
Miami Beach, FL 33139

AGREEMENT TO ABIDE BY COMMUNITY RULES AND REGULATIONS

1. **Rules and Regulations:** Residents must adhere to the rules and regulations of the community. Tenants are responsible for compliance by their guests and Unit Owners are responsible for compliance by guests and their respective tenants.
2. **Noise:** No person shall be permitted to create or allow any noise to be created which may disturb another resident. From 10 P.M. to 8:00 A.M. The volume of radios, televisions, instruments and conversation should be turned down to a minimum volume. **Per City Ordinance, Noise Violations, including barking dogs between 11:00 p.m. and 7:00 a.m., are subject to an immediate fine. Please contact Code Compliance at 305.673.7555, to report noise disturbances between these hours.**
3. **Obstructions:** Nothing may be permitted to block the stairways, hallways, lobbies, pathways, sidewalks or any other common area. Bicycles may not be attached to any portion of the property.
4. **Children:** Children must be always accompanied by adults and not be permitted to play in any common areas.
5. **Destruction of Property:** No resident, tenant, invitees, contractors, or guests shall mark, mark, mar, damage, destroy, deface or engrave any part of the Condominium. Residents and their guests must exercise care to not damage any common area to include, but not limited to courtyards, stairways, catwalks and closets.
6. **Exterior Appearance:** Your unit consists of the four walls, and everything contained within. Any exterior portion beyond those walls belongs to the Association. No tenant or guests shall modify those areas in any way nor be permitted to place any personal articles outside the unit.
7. **Signs and Lockboxes:** There shall not be any For Sale, For Rent or For Lease signs exhibited nor displayed from the exterior of the building or from any window. Lockboxes are allowed with prior approval by the Board, for a reasonable time. Any unauthorized lockbox attached to the gate or railing will be removed at Owner's expense.
8. **Cleanliness:** All household trash must be taken by the tenant and deposited into the correct trash container *in the alley at the rear of the building*). Per Miami-Dade ordinance, any recyclable items must not be permitted to be deposited (co-mingled) with regular household trash. All boxes must be broken down and placed flat into the container. No trash or boxes may ever be left outside the trash containers. Residents and unit owners may be assessed fees associated with the disposal of any items not properly disposed of by tenants or their guests.
9. **Windows:** No movable objects must be kept, placed, or maintained on ledges of windows. No objects hung from windowsills. No clothes, towels, rugs, or mops shall be hung open or shaken from doors and windows. Nothing should be thrown or fall from windows or doors.
10. **Smoking:** Smoking is prohibited in any common area to include but not limited to stairways (front and rear) or within 25 feet of any entrance or exit of the building. Smoke that emanates from a unit into a common area or an adjacent unit shall be considered a nuisance and shall not be permitted.
11. **Bicycles:** Bikes must be stored inside the unit or on nearby bike racks. Bike locks attached to the gates, fences, railings, or other parts of the Condominium property or building will be cut and disposed without warning. *Bicycles must be very carefully carried into hallways and stairways into units. Residents are responsible for any*

damages that they may cause. Management and the Association will not be responsible for any damage or theft of bicycles.

12. **Hurricane Preparations:** In the event of a hurricane or other storm, no tenant or owner may be permitted to affix tape to any window or to attach any boards or other to the building structure. Only shutters or impact glass are permitted. Association permission is required for the installation or removal of shutters. The Association and management are not responsible for the installation of shutters on individual units.
13. **Parking:** Homeowners and tenants are authorized to use the unit's assigned parking space to park. Unauthorized vehicles may be towed at the vehicle owner's expense by the Owner of the parking space by Beach Towing, (305) 534-2128.
14. **Pest Control:** In the event that the community should contract for pest control or require Termite Treatment, all tenants and their guests must permit access to contractors employed by the Association. Pest control services the common areas at the property the second Friday of every month from 9 am to 11 am. Pest control provider will also knock on unit doors and service units who are available.
15. **Pets:** No animals or other pets of any nature and description shall be kept, raised, or bred in any condominium unit, limited elements, or the common elements. This does not apply to unit owners who presently have pets or animals if said pets or animal should live. Pets must always be hand carried or leashed. Pet owners must not permit their pet to defecate or urinate in any area of the community property. Should an accident occur, pet owners are responsible for cleaning up after their pets. **Owners will be held financially responsible for any damages and/or extra cleaning because of their pet(s) and/or their Tenant's/Guest's pet(s).** Per City Ordinance, you must dispose of any fecal matter deposited by an animal on public or private property(s) and dogs must be leashed.
16. **Occupancy:** A maximum of two individuals is permitted to occupy one unit. No person other than those who have specifically applied to the Association and have been granted a written approval shall be permitted to reside in a unit of the building. Subletting or Assignment of leases is not permitted. **SHORT TERM RENTALS ARE NOT PERMITTED IN THIS BUILDING PER THE CITY OF MIAMI BEACH: Significant fines may be imposed by the City of Miami Beach and the Community. The rental of any unit for less than six (6) months and one (1) day is strictly prohibited and may result in a demand by the Association for all tenants of a unit to vacate or be evicted.**
17. **Guests:** Visitors are allowed to visit unit owners and stay as guests for up to 6 weeks per year. For each day more than the 6 weeks allowed, the unit owner will pay \$1.00 per day per person for a maximum of 15 days or more. People living alone and illness owners may keep a companion without having to pay a fee. Only close relatives will be allowed to visit absentee owners for the same period and fee.
18. **Access to Units:** All unit owners All residents and their invited guests must permit access to Management for emergency situations or as noticed for life safety inspections as required by the City of Miami Beach or to personnel associated with Management or contracted by Management for the purpose of identifying and curing any water related leaks affected any unit of the community or to resolve any other issue affecting any unit. If required by the Association, the unit owner of each dwelling shall deposit a Unit key to the Association.
19. **Laundry Rooms:** Coin operated laundry facilities are available on the 2nd floor. Laundry room requires the front door building key to unlock.

My signature below attests that I have read and understand these rules and agree to abide by them.

Printed Name

Signature

Unit Number

Date

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Sale/Lease Application Checklist

Please return this form with completed application to

apps@goffgroupinc.com

Complete package with all documents must be received as one PDF file

IN PERSON INTERVIEWS ARE REQUIRED, NO ZOOM/VIDEO INTERVIEWS PERMITTED

COLLINS TOWERS CONDOMINIUM ASSOCIATION

Property Address: 720 Collins Avenue, Miami Beach, Florida 33139 Unit#: _____

Owners Name: _____

Applicant(s) Full Legal Name: _____

APPLICATIONS REQUIRE A MINIMUM OF (10) WORKING DAYS TO PROCESS

ALL APPLICANTS MUST ATTEND AN IN PERSON INTERVIEW PRIOR TO APPROVAL BEING PROVIDED- NO EXCEPTIONS

All of the items below are required prior to processing of application.

- ☐ Screening Fee - **\$150.00** (for single person or married couple. Additional **\$50.00** for each occupant over the age of (18)
 - o Payments made through Zelle using payments@goffgroupinc.com
- ☐ Application Completed
- ☐ **(Lease Only)** Copy of Lease by Tenant and Owner (Six Months and One Day Minimum)
- ☐ **(Sale Only)** Copy of Sales Contract
- ☐ Copy of Driver's License(s)
- ☐ Signed Acknowledgement of Request for Consent to Transfer/Lease of Condominium Unit
- ☐ Signed and completed Release of Information (pink form)- one form per person over the age of (18)
- ☐ All applicants agree that the association has the right of first refusal
- ☐ Signed acknowledgement of Association Rules and Regulations

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Purchase/Rental Application

Name: _____
(First) (Last) (M.I.)

Spouse: _____
(First) (Last) (M.I.)

Present Address: _____

City: _____ State: _____

Zip Code: _____ Country: _____

Phone: Home: _____ Work: _____ Cell: _____

Email Address(s): _____

Total Number of People to Occupy Premises: () Year-Round Resident: Yes () No ()

In Case of Emergency Notify: _____ Phone: _____

Two Personal References: _____

Name

Phone number

Name

Phone number

Landlord Reference: _____

Name

Phone

Collins Towers Condominium Association

820 Euclid Avenue, Miami Beach, Florida 33139

PET REGISTRATION FORM

Residents: _____ Date: _____

Veterinarian: _____ Phone: _____

Type of Pet: Dog () Cat () Other: _____

Breed: _____ Color: _____ Weight: _____ Age: _____ Sex: _____

Neutered/Spayed: YES () NO () Pet's Name: _____

License Number: _____ Expiration Date: _____

PET ACKNOWLEDGEMENT

1. The pet shall be kept, maintained, and licensed in accordance with all Miami- Dade County Ordinances.
2. All pets must be registered with the association.
3. If any pet exhibits aggressive and/or vicious behavior, the board will send one (1) violation letter to the owner of the animal. If a second incident with the pet occurs, the Board reserves the right to permanently remove the animal.
4. Photo of Pet, proof of rabies vaccination, and veterinarian documentation must be submitted with any purchase or lease application or whenever a pet will be maintained within any unit. Proof of Miami- Dade County Animal license must be provided within ten (10) business days once pet is maintained within any unit.
5. At all times when pet is not inside the unit, pet shall be kept on a leash.
6. All solid pet waste must be picked up and disposed of properly.
7. Pet will not be left unattended at any time outside of the unit.
8. Pet will not create excessive or constant noise to become a nuisance to others.
9. As per 718, Florida Statutes on Condominium Associations violation of any regulation may result in remedies including, but not limited to suspension of amenity use, fines, the restriction of the resident's right to keep a pet, and the expulsion of the pet from Association property.

By signing below, I/We acknowledge that I/we have read and understand the pet rules and regulations. I/We understand that violations of the Rules and Regulations and Governing Documents regarding pets can lead to fines, suspension of amenity use, the restriction of my/our rights to have a pet and the expulsion of my/our pet from the Association property.

Tenant (s) Signature: _____

Owner (s) Signature: _____

Date: _____

Sale/Rental Application



220 Gerry Drive, Wood Dale, IL 60191
Tel: 866.389.4042 | Fax: 866.389.4043

Property Name: _____
Address: _____
Phone: _____ Fax: _____

APPLICANT INFORMATION

Last Name: _____ First Name: _____ Middle Name: _____

SSN: _____ DOB: _____ Drivers License #: _____ State: _____

Home Phone: _____ Work Phone: _____ Email: _____

CURRENT ADDRESS

Address: _____

City: _____ State: _____ Zip: _____ Landlord's Phone: _____

1 PREVIOUS ADDRESS

Address: _____

City: _____ State: _____ Zip: _____ Landlord's Phone: _____

CURRENT EMPLOYER

Name: _____

Address: _____

Phone: _____ Monthly Income: _____
Employed: From: _____ To: _____

PREVIOUS EMPLOYER

Name: _____

Address: _____

Phone: _____ Monthly Income: _____
Employed: From: _____ To: _____

ADDITIONAL INFORMATION (Name, Address, Phone Number)

Emergency Contact: _____

Nearest Friend: _____

HAVE YOU EVER	Refused to pay rent when due?	YES	NO	Filed for bankruptcy?	YES	NO	Been evicted?	YES	NO
	Been convicted of a Crime?	YES	NO	If Yes, explain:					

SIGNED RELEASE

I authorize Screening Reports, Inc.(SRI) to do a complete investigation of all information provided above. I have personally filled in and/or reviewed all information listed above. A complete investigation may include any or all of the following: credit report, criminal record, rental history references and personal interviews with above references. I acknowledge that SRI provides reports to apartments and does not participate in the approval or denial process. I acknowledge that SRI monitors criminal activity and reports it promptly to the community. My signature below authorizes all above listed companies to release rental, employment history (including salary) and criminal record information.



Signature

Date