



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

CHECK LIST for LEASE

Unit#: _____

Date: _____

- ☐ Lease Application Package Instruction Form Signed
- ☐ Clear copy of valid Picture ID can be Driver's license(s) and/or Passport Per applicant
- ☐ Application fee of \$150.00 Per Applicant if not Married (Certified Funds) _____
- ☐ Elevator Deposit of \$500.00 _____
- ☐ Building Common Area Security Deposit \$1,000.00 (Certified Funds) _____
- ☐ Signed Rules and Regulations
- ☐ Lease Addendum **Signed and Notarized by Owner(s) and Lessee
- ☐ Brown's Background Signed consent
- ☐ Background Information Application
 - ☐ Background report
- ☐ Resident Information Sheet
- ☐ Elevator Reservation Move In/ Move Out Request Form
- ☐ Vehicle Registration Form (need to provide copies of VALID tag registration)
- ☐ Unit Visitor Access Authorization
- ☐ Package Receipt Authorization
- ☐ Emergency Contact Information
- ☐ Emergency Assistance Survey
- ☐ A copy of the executed lease must be signed both owner(s) and Lessee *Minimum 1-year lease is required.
- ☐ FOB # _____ # _____ Cost \$75.00 per Fob _____
- ☐ Garage Transponder # _____
- ☐ Certificate of Approval, signed copy for office

Interview Date: _____ Time: _____ Confirmed Y N

Interviewee(s):

Print

Print

Interviewers (board members):

Print

Print



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

LEASE APPLICATION PACKAGE

INSTRUCTIONS

UNIT

The following items must be provided with the application.

1. **Clear copy of valid Picture ID can be Driver's license(s) and/or Passport per applicant**
2. **A copy of the executed lease** must be signed both owner(s) and Lessee
*Minimum 1-year lease is required.
3. **Complete Application signed** by both owner(s) and Lessee were required.
4. **Application fee of \$150.00** dollar is required for PER applicant if not husband/wife, Married Partners
*with proof if last names are different. This payment needs to be given in form of a cashier's checks or money orders NO CASH made payable to **BAYVIEW TERRACE ASSOCIATION, INC.**
5. **Elevator Deposit of \$500.00** five hundred dollars given in form of a cashier's checks or money orders NO CASH made payable to **BAYVIEW TERRACE ASSOCIATION, INC.**
*Please note that Elevator Deposit will be returned back to the resident if NO damages to the common areas occurred during the Move in or Delivery. *
6. **Building Common Area Security Deposit \$1,000.00** one thousand dollars will be required to insure against damage any common area and/or the association property. This may be given in form of a cashier's checks or money orders NO CASH made payable to **BAYVIEW TERRACE ASSOCIATION, INC.** This deposit will be Refunded upon request of Tenant/Owner **whomever provided the deposit after Tenant completely Moves Out at term of lease or before if NO damages have occurred.
7. **NO Pets for Tenants as of November 9th, 2011**
8. There shall be NO move-in scheduled or preformed prior to a personal interview and approval from Board of Directors. The application process may take approximately 15 days. You must submit your completed package to allow time for this process.

*** Incomplete Application packages including ALL fees and deposits will NOT be accepted or processed until all required information has been provided. **

<u>Abraham Samuel Nager</u>	<u>06/08/2026 09:58 AM</u>	_____	_____
Unit Owner Signature	Date	Unit Owner Signature	Date
<u>Lauren Perkins</u>	<u>06/05/2026</u>	_____	_____
Lessee Signature	Date	Lessee Signature	Date

Must be signed by all parties of the transaction.



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

RULES & REGULATIONS

Moving and Deliveries:

All residents of Bayview Terrace—owners and renters—planning to move in or out are required to schedule their move with the Management Office. A **\$500.00 elevator deposit** is required (checks only) and must be received prior to the day of the move. Moves must be done through the garage and (Service) Elevator I (East elevator at front of the building). All moving must take place between the hours of 8:00 a.m. and 2:00 p.m. (Monday through Friday (excluding federal holidays)). **Moving in or out of the building is prohibited evenings, weekends and on federal holidays.**

Any substantial deliveries (i.e., anything requiring a hand truck, a major appliance, television, etc.) must be scheduled with the management office and delivered through the garage and (Service) Elevator (East elevator at front of the building). **All deliveries must take place between the hours of 8:00 a.m. and 3:00 p.m. Monday through Friday (excluding federal holidays). Deliveries are prohibited evenings, weekends and federal holidays.**

Parking and Vehicles:

Each unit is assigned ONE parking space. All residents (owners and renters) using a parking space must register their vehicles with the management office and a Parking Decal Request/Vehicle Registration Form must be completed. A copy of VALID tag registration must be provided. Parking decals must be displayed on the front windshield mirror. Cars must be parked facing forward. **Parking rules are strictly enforced. There are no parking spaces available for guests or vendors/contractors. Cars parked illegally will be towed at the owner's expense.**

Pet Policy:

Effective November 8, 2011, ONLY Unit owners will be allowed to have a pet in compliance with the Pet Agreement. No new pet registrations will be granted to tenant's after November 9, 2011.

Plumbing and Repairs:

All repairs involving plumbing must be scheduled with the Office forty-eight hours in advance (when the water line is shut off all units above and below the unit undergoing repairs will have their water shut off). In an emergency, contact the building superintendent. The Office must be notified in advance of all repairs. All vendors, repairmen, etc. must register with the Office and provide proof of license and insurance. A \$75.00 fee will be collected if it is necessary to turn-off the water for the entire line of residences. Additionally, a \$500.00 deposit may be required. For construction and renovation please see Rules and Regulations for Construction and Renovation.

Disposal of Garbage & Recyclables:

Glass, aluminum, plastic and paper should be placed in the recycling cans in the trash room. All other garbage should be bagged, tied and disposed of through the garbage chute on your floor. Abandoning garbage or other disposable items in the laundry room is prohibited. Items that are too large for the garbage chute (Christmas trees, appliances, furniture, etc.) must be taken to the city dump.



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

Pool:

Florida State pool regulations will be strictly enforced. Pool rules are displayed at the pool.

Common Areas:

Smoking or consuming food and beverages are prohibited at the pool and other common areas, such as the Billiard Room. Access to the Bike Room, Billiard Room and Gym is restricted to residents ONLY (owners and renters) via their assigned key fobs..

Laundry Rooms:

Laundry rooms are located on each floor. A card for their use can be purchased in a machine located in the mailroom. Follow instructions for the use of the equipment. Do not leave laundry in machines beyond operation period, as others may be waiting for their use. Report any machines out of order to the management office. Please do your part to keep the laundry room clean, remove lint from the dryer after use, etc. and turn off light when not in use.

Balconies:

Cleaning of screens, mops, rugs, etc. on terraces is prohibited. Sweeping dirt off of the balcony and running water off of the balcony is prohibited. Throwing trash, food, cigarette butts, etc. off the balcony is strictly prohibited (this particular activity is mentioned because there are actually residents who do this). The same is applicable to anybody trying to barbecue or have any other open flame on the balcony. The City of Miami Beach has an Ordinance strictly prohibiting barbecuing on balconies of any hi-rise buildings.

Unit Modifications and Installations:

No owner shall install any special equipment connected to the water lines, alter plumbing, change windows or walls without written permission of the Board of Directors.

Noise:

Please consider your neighbors. Keep your television, stereo, etc. to a reasonable level, especially between the hours of 11:00 p.m. and 8:00 a.m.

Penalties and fines will be levied for violations of these rules and regulations.

I _____ have read, received and agreed to these Rules and Regulations on this _____ day of _____, 20__.

Signature

Print Name

Signature

Print Name



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

LEASE ADDENDUM

THIS ADDENDUM is made and entered into this _____ day of _____, 20____ by _____ and between **BAYVIEW TERRACE ASSOCIATION, INC.** ("Association") and _____ ("Owner") and _____ ("Tenant"), and shall serve to modify the Lease between the Owner and Tenant of Unit # _____ Dated _____.

1. Tenant acknowledge the receipt of the Governing Documents, Declaration of Condominium and Rules and Regulation and agrees to be bound by, and to observe, the restriction contained therein.
2. The Declaration of Condominium requires all unit owners to pay a monthly maintenance assessment to the Association for purposes of maintaining and operating the Common Elements and property of the Association. In the event that Owner defaults in his/her maintenance assessment obligations to the Association, the Association shall have the right to collect same directly from Tenant including any interest, late charges, court costs and attorney's fee incurred in connection therewith. In such case, Association will notify both Owner and Tenant, in writing, that rental payment shall be due from the Tenant to the Association, which payments shall be applied to the maintenance assessment arrearage and related charges in accordance with Section 718.116(3), Florida Statutes. To the extent, the Association has accelerated the Owner's assessment obligation, all assessments payable in accordance with such acceleration may be included in the obligation to pay rent as set forth herein. Once the Owner's arrearage is brought current by rental payments from Tenant, Association shall notify both parties and Tenant shall once again commence paying rent to the Owner. By entering into this Addendum, the Association does not waive its ability to proceed with a Claim of Lien, foreclosure of the lien, or any other action allowable to collect the assessments due by owner.
3. The approval of the proposed Lease issued by the Association is to be expressly conditioned upon the Tenant's observance of the provision contained in the Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to cure the breach, prevent further breaches and/or terminate the Lease Agreement.
4. The Owner acknowledges that he/she remains ultimately responsible for the acts of the Tenant and Tenant's family and guests. Owner and Tenant agree that they remain jointly and severally responsible for any costs incurred by Association, including reasonable attorneys' fees (whether pre-trial, trial or appellate) in remedying violations of this addendum and/or violations of the condominium documents.
5. There shall be no changes to the lease, or extensions or renewals thereof without the prior written approval of the Association.
6. Nothing contained in the Lease, this Addendum, or the Condominium Documents shall in my manner (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent necessary, if at all, to enable the Association to enforce its rights hereunder or under the Condominium Documents), (ii) create any obligation or ability of the Association to the Owner or Tenant (including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of the Tenant pursuant to the Declaration of Condominium, such approval being solely for the benefit of the Association), or (iii) create any right or privileges of Tenant under the Lease, this Addendum, or the Condominium Documents in or as to the Association.
7. Tenant and Owner agree that should Tenant violate the provisions of the Condominium Documents or Rules and Regulations or to the extent of the failure of the Tenant to pay rent to the Association in accordance with Paragraph 3 above, then the Association shall be entitled to the removal of the Tenant and shall be entitled to a temporary injunction in order to effectuate such removal, whether or not Owner is joined in or served in connection with any legal proceedings, it being agreed that the Association will suffer immediate and irreparable harm and no adequate remedy at law in connection with any such violation by the Tenant. In the alternative, the Association may seek the eviction of the Tenant in accordance with Chapter 83, Florida Statutes, without joinder of the Owner to the extent any default consist of the failure to pay rent as set forth in Paragraph 3 and Tenant shall not have as a defense to such action the payment of rent to the Owner.



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

8. Tenant hereby agree to pay to Association upon execution of this Agreement a security deposit in the amount of \$_____. The security deposit shall protect against damages to Association property and may be used by Association to pay any expenses of cleaning and/or repairs or replacement required after used of the Association property by Tenant. Payment of interest, claims against the deposit, refunds, and disputed under this provision shall be handled in the same fashion as provided in part II of Chapter 83, as the same may be amended or renumbered from time to time. Requirement of payment of additional deposits shall be at the reasonable discretion of Association. The deposit shall not be deemed to be a limit on the liability of Tenant and Owner and Tenant specifically agree to be responsible for any additional costs and expenses for cleaning, repairs or replacement of Association property.

IN WITNESS WHEREOF, Owner and Tenant have executed this Lease Addendum on _____(date).

ASSOCIATION:
BAYVIEW TERRACE CONDOMINIUM
ASSOCIATION, INC.

State of _____ County of _____

I certify this to be the original document
on this _____ day of _____, 20____.

Notary Name Here, Notary Public
My Commission Expires _____

WITNESSED BY: Ekaterina Lavrova

SIGNATURE: Ekaterina Lavrova

WITNESSED BY:

SIGNATURE:

WITNESSED BY: Paul Owens

SIGNATURE: Paul Owens

WITNESSED BY:

SIGNATURE:

OWNER NAME: Abraham Samuel Nager

OWNER SIGNATURE: Abraham Samuel Nager

OWNER NAME:

OWNER SIGNATURE:

TENANT NAME: Lauren Perkins

TENANT SIGNATURE: Lauren Perkins

TENANT NAME:

TENANT SIGNATURE:



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

ELEVATOR RESERVATION

(please select one)

Deliveries Move In Move Out

Rules

- Moves are **subject to availability** and **require at least 5 business days notice**.
- Moves are only **permitted Monday - Friday between 8 AM - 4 PM**
- **NO Moves or Deliveries are permitted** in the **evenings** or on **Saturdays, Sundays, and /or Holidays**.
- A security deposit is required and will be held by the Association and returned within 10 days after the move or delivery, provided the management office deems that no damage has occurred:
 - A completed Access Authorization Form must be submitted before any moving/ delivery and/or contractors will be allowed on site.
 - A **refundable security deposit of \$500.00** is required with the moving/ delivery and/or contractors.
 - The Association shall bill the undersigned for any or all expenses to cure any violation(s).

Regulations

- Trash removal is the undersigned's responsibility. Movers **MUST** be instructed to remove all trash including boxes, cartons and wrapping supplies from the premises. Under no circumstance may any such trash be dumped in the building trash chutes or left in any common areas such as corridors or stairwells. No overnight storage is permitted in garage or on ramp.
- Tractor trailers cannot enter garage. All deliveries need to be in satellite trucks that can enter/exit the drive way.
 - Dimensions of the service elevator are: 6' 6" wide x 3' 11" deep x 9' 4" high
 - The elevator door opening is 3' 6" wide x 6' 1" high
- All large vehicles and/or moving/delivery vehicles parking in the garage ramp area shall unload and immediately move said vehicle off the property to enable others same quick access.

With my signature below, I agree to indemnify the Association and hold it harmless against and pay on behalf of or reimburse Association as and when incurred for any losses which Association may suffer, sustain or become subject to, as a result of, or in connection with, relating or incidental to, or by virtue of undersigned moving in or out of the property and whether or not such loss is less than or in excess of the security deposit made herewith.

The Association shall bill undersigned for all expenses to cure any violation(s).

I HAVE CAREFULLY READ, FULLY UNDERSTAND AND AGREE TO THE ABOVE

Resident Signature: Lauren Perkins Date Signed 06/05/2026

Resident Name: Lauren Perkins Unit Number: _____

Requested Move Date: _____ Phone Number: _____

Staff Use Only

Moving/Delivery Company:	Approved:
Deposit Received By:	Common Areas Floor Checked for Damages By:



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

VEHICLE REGISTRATION FORM

(please select one)

Automobile Motorcycle Scooter Bicycle

Unit #: _____ Resident Name : _____

Make : _____ Model : _____

Color : _____ Year : _____ Tag : _____ State : _____

For Office Use ONLY

Parking Space # : _____ Decal #: _____ Transp. #: _____

☐ Copy of Valid Vehicle Registration

Any vehicle including bicycles parked or stored in the garage or bike room are done solely & strictly at the owner's own risk and responsibility. All vehicles must be parked within the parking space allotted to the unit of the residence. Bayview Terrace Association reserves the right to remove any unauthorized vehicle at the expense of the vehicle and/or unit owner/tenant.

It is the responsibility of the resident to immediately notify and provide written documentation the management office as to any vehicle changes.

Resident Signature: Lauren Perkins Date : 06/05/2026



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

UNIT VISITOR ACCESS AUTHORIZATION

It is standard procedure for the Front Desk to contact a resident prior to granting his/her visitor(s) further access into the premises, unless said visitor was already authorized in writing by the resident. Otherwise, if the Front Desk is unable to obtain verbal authorization from the resident at his/her contact number(s), the visitor, with security in mind, shall have to be turned away. Therefore, this form serves to give carte blanche access to above referenced Unit and the premises without authorization from the resident. Such access will be permitted only to parties listed below. By signing this form, the Unit Owner/Tenant expressly authorizes the Front Desk personnel to permit the individuals listed below to access the Unit without further authorization by the Resident being required.

It is the sole responsibility of the resident to make all arrangements for their visitor(s) such as a contractor to grant access to their unit. Resident shall be responsible for providing key or code access into his/her unit. **Management Personnel/Access Control will not open the Unit for any such visitor.**

Further, resident agrees that he/she is fully responsible and liable for any damage caused by his/her visitors (including contractors) while said visitors are on the Condominium property. Resident agrees to instruct his/her visitors (including contractors) that they must abide by all governing documents including, but not limited to, the Declaration of Condominium, Articles of Incorporation, the By-Laws, and Rules and Regulations.

I hereby authorize access for the following person(s):

Name	Brief Reason for Authorization	Call Unit Before Granting Access	Do Not Call Unit Before Granting Access
		☐	☐
		☐	☐
		☐	☐
		☐	☐

Unit Number: _____

Signature: _____

Name: _____

Date: _____



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

PACKAGE RECEIPT AUTHORIZATION

I, (WE) THE BELOW NAMED, Owner or Tenant of below referenced unit at the Bayview Terrace Association, hereby authorize(s) the Condominium Association's front-desk personnel to accept, receive and sign for any parcels and/or mail addressed to said Unit without imposing any liability thereon for the condition and/or contents of any such parcels so received.

Understanding that this authorization is solely for the benefit of the undersigned, I, (We) Owner or Tenant, hereby release the Condominium Association, its employees, agents and/or assigns from any liability arising from this authorization, including - without limitation - liability arising from the negligence of such employees, agents and/or assigns.

Unit Number: _____

Resident 1

Resident 2

Resident's Signature: _____

Resident's Name: _____

Date: _____



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139

EMERGENCY CONTACT INFORMATION FORM

Unit # _____

Resident 1

☐ Owner ☐ Tenant

Full Name: _____

Home Phone: _____

CellPhone: _____

Work Phone: _____

Fax: _____

E-Mail _____

Child's Name in
Residence: _____

Resident 2

☐ Owner ☐ Tenant

In the event of an emergency, Management will attempt to contact Unit Owner(s).
If unsuccessful, Management should then contact:

Full Name: _____

Relationship: _____

Home Phone: _____

CellPhone: _____

Work Phone: _____

E-Mail _____

Has Key? ☐ Yes ☐ No

☐ Yes ☐ No



Phone: 305-672-6600
Fax: 305-672-4062

ASSOCIATION, INC. 1228 West Avenue, Miami Beach, Florida 33139
EMERGENCY ASSISTANCE SURVEY

Unit Number: _____

Date Submitted: __

This survey compiles information from residents requiring special assistance and the nature of care for such assistance. This information might be helpful to Fire Department or EMT personnel attending an emergency call. Kindly help us update our records by answering the questions below.

1. Resident Name:

2. Do you have a disability that would prevent you from exiting the building unassisted should the elevators not be available?

☐ YES ☐ NO

3. Would you be able to walk down the Fire Exit stairwell if the elevators were not available?

☐ YES ☐ NO

4. Are you wheelchair bound?

☐ YES ☐ NO

5. Optional: Pertinent medical conditions:

Name of Physician:

Physician Telephone Number:

Any additional information you wish to provide?

Resident 1

Resident 2

In the event of an emergency and no assistance is available, it is the unit owner's responsibility to call 911. Management and Bayview Terrace Association accept no responsibility for evacuation of residents from the building in the event of an emergency.

Signature(s) of Resident:

Date Signed: