FOUNTAINVIEW
6801 Lake Worth Rd.#350 Greenacres, FL 33467

Lease Application –

Information is required on all applicants. COMPLETE ITEMS 1 TO 8 & SUBMIT AT LEAST 15 DAYS PRIOR TO LEASE DATE. Old application packages will not be accepted.

MAIL OR DROP OFF APPLICATION PACKAGE **ONLY. MUST BE FULLY COMPLETED. THERE IS A WHITE MAILBOX OUTSIDE THE OFFICE FOR DROP OFF.**
If copies are needed **OF THIS** a charge of 0.25 cents per page is required.
Checks made payable to**: Fountainview**

_____1. Current Information form (all information must be completed). (pg. 3)

_____2. Lease Application form (all information must be completed). (pg. 4)

_____3. Pet Acknowledgement Form (pg. 5)

_____4. All adult occupants (18 and over) review the Rules and Regulations. Sign and print your name at the bottom. (pg. 9+)

_____5. Provide a copy of the executed lease contract naming Tenant(s)

_____6. Provide a copy of registration and proof of insurance and picture for each vehicle.

_____7. Provide a picture ID for each adult (18 and over) resident (legible copy of driver's license or passport).

_____8. $100.00 MONEY ORDER OR CASHIER'S CHECK ONLY *per* applicant (18 or over) representing a non-refundable application processing fee made payable to **FOUNTIAINVIEW**

Application Criteria

An applicant may not be approved based on one or more of the following:

1. Application not completed in full.
2. False information provided in application.
3. Credit score is not at least **600** or above
4. Prohibited vehicles**:**
   A) a vehicle without a current license plate tag displayed, B) a vehicle that cannot operate under its own power, C) commercial vehicles, D) recreational vehicles, E) boats, F) trailers, G) campers, H) vehicles shall be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise, I) passenger automobiles that have been converted to a different type of motor vehicle by replacing the original body or by modifying the exterior of the vehicle .
5. Applicant(s) may not be approved by the closing date if the application is not submitted 30 days prior to closing.

Any person over the age of eighteen (18) residing within a home shall be required to be screened and approved by the Association prior to the approval of occupancy. This includes any family member as well as roommates, lessees, and any guest of the homeowner or their lessees that will be staying in the home longer than thirty (30) days.

Current Information

(All information must be printed and readable)

Property Address: _____

Name of Current Owner: _____

Current Owner Phone Number: _____

Name of Tenant(s): _____

Tenant(s) Phone Number: _____

Tenant(s) Email Address: _____

Lease Date: _____

Lease Application

TENANT(S)/ INFORMATION:
Information regarding each person to live in the unit. (Including children) (Use a separate sheet of paper for information regarding all additional residents, as needed)

Name [Print- Must be readable]	Age	Relationship to Tenant
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____

LICENSED DRIVERS:
To be residing in the Community

Name: _____ License # _____ State: _____

Name: _____ License # _____ State: _____

Name: _____ License # _____ State: _____

Name: _____ License # _____ State: _____

Others:
_____

VEHICLES:
Provide a copy of registration and proof of insurance for each vehicle.

Make & Model of Vehicle	License Number	Color	State Registered

Pet Acknowledgement Form

I am aware of the Association's Rules and Regulations regarding pets and agree to abide by them.

Landlord Signature_____ Date_____

Landlord Printed Name: _____

Tenant Signature_____ Date_____

Tenant Printed Name: _____

Ref# _____

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ _____ ST: _____ Zip: _____ _____

SSN: _____ _____ DOB (MM/DD/YYYY): _____

Tel#: _____ _____ Cell#: _____ _____

CURRENT EMPLOYER

Company: _____N/A_____ Tel#: _____N/A_____

Supervisor: _____N/A_____ _____ Salary: _____

Employed From: _____ To: _____ Title: _____N/A__ _____

Current Landlord

Company: _____N/A_____ Tel#: _____N/A_____

Landlord: _____N/A_ _ _____ Rent: _____N/A_____ _

Rented From: _____N/A_____ To: _____N/A_____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ DATE: _____

FIDELITY DATA SERVICE

PURCHASE/ TENANT

AUTHORIZATION OF A CONSUMER AND/OR INVESTIGATIVE CONSUMER REPORT

I, the undersigned consumer, do hereby authorize Fidelity Data Service to procure a consumer report and/or investigative consumer report on me. I understand that this authorization and release shall be valid for subsequent consumer and/or investigative consumer reports during my period of my occupancy.

These above-mentioned reports may include, but are not limited to, information as to my character, general reputation, and personal characteristics, discerned through employment and education verifications; personal references; personal interviews; my personal credit history based on reports from any credit bureau; my driving history, including any traffic citations; a social security number verification; present and former addresses; criminal and civil history/records; any other public record. I further authorize any person, business entity or governmental agency who may have information relevant to the above to disclose the same to Fidelity Data Service by and through its' independent contractor, including, but not limited to any and all courts, public agencies, law enforcement agencies and credit bureaus, regardless of whether such person, business entity or governmental agency compiled the information itself or received it from other sources. I understand that I am entitled to a complete and accurate disclosure of the nature and scope of any investigative consumer report of which I am the subject upon my written request to Fidelity Data Service, if such is made within a reasonable time after the date hereof. I also understand that I may receive a written summary of my rights under 15 U.S.C. § 1681et. seq. and Cal. Civ. Code § 1786.

PLEASE PRINT OR TYPE

Signature:_____

Print Name:_____**Date:** _____

Home Phone: _____

Work phone: _____

Cell Phone: _____**EMAIL:**_____

IDENTIFYING INFORMATION FOR CONSUMER REPORTING AGENCY (PLEASE PRINT OR TYPE)

SOCIAL SECURITY #:	**DRIVERS LICENSE # AND STATE:**
DATE OF BIRTH:	**GENDER* (M or F)**
OTHER NAMES USED?	**YEARS USED:**
CURRENT ADDRESS:	**PREVIOUS ADDRESS:**

***Without this information, we will be unable to properly identify you in the event we find adverse information during our background investigation.**

PLEASE LIST ALL ADDRESSES FOR LAST SEVEN (7) YEARS
(If you need additional space please use the back of this form)

STREET

CITY **STATE** **ZIP**

DATES LIVED HERE _____

LANDLORD NAME & PHONE _____

STREET/P.O. BOX

CITY **STATE** **ZIP**

DATES LIVED HERE _____

LANDLORD NAME & PHONE_____

STREET/P.O. BOX

CITY **STATE** **ZIP**

DATES LIVED HERE _____

LANDLORD NAME & PHONE_____

FOUNTAINVIEW CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

These Rules and Regulations have been adopted for the purpose of insuring that all of the residents could enjoy and be proud of the buildings and facilities under conditions which provide maximum comfort, convenience and safety.

Please remember, each owner of his/her properly authorized and approved lessees shall be responsible for the actions of his/her family members and guests as they relate to compliance with the condominium documents and to the rules and regulations of Fountainview Condominium Association, Inc.

As you may know the condominium documents also provides for "use and restrictions: which control the sale, lease and transfer of the units. They may be leased for periods exceeding four (4) months and no rooms may be rented and no transient tenants may be accommodated.

1. GUESTS AND VISITORS.

   A. The owner will provide his/her tenants with a list of the rules and regulations.
   B. An owner who is not in residence shall notify the board of directors in advance of the proposed occupancy of the unit by any person other than the unit owner.

2. ENFORCEMENT.

   A. The board of directors, through it's appointed representatives, shall have full power and authority to enforce these rules and regulations.

3. USE OF COMMON AREA.

   A. There will be no obstructions or unsightly objects left in the common areas, for example, toys, clothing, or drink containers.
   B. No minors (children) driving motorized vehicles or toys on lawn or in parking lot (i.e. minibikes or small battery operated vehicles)

4. PARKING.

   A. Each unit shall have one assigned parking space.

B. No commercial trucks or vans and no motorcycles, boats, trailers, motor homes, buses or tow trucks shall be allowed to park in the confines of the condominium property between the hours of 10 p.m. and 6 a.m.

C. Any vehicle properly on the condominium property shall be maintained in working condition and acceptable appearance. THERE SHALL BE NO REPAIRING OF VEHICLES ON CONDOMINIUM PROPERTY.

D. Parking lot guest spaces are not to be used for car storage. Cars left unattended will be moved at owner's expense.

5. DOGS OR OTHER PETS.

A. No exotic pets or dogs over 40 pounds are permitted. Any pet that was on Fountainview property prior to April 9th, 1998, will be allowed to remain for a period of 6 months. After October 9, 1998 any tenants or owners owning exotic pets or dogs over 40 pounds will be evicted. All pets including CATS must be kept on a leash at all times when outside the apartment. You must also curb your dog and clean up after it.

6. FINES.

A FINE OF $150.00 WILL BE ASSESSED FOR EACH VIOLATION AFTER PROPER WARNING, in accordance with FLORIDA STATUTE 718.,303 (3), F.S., as deemed necessary.Third (and any subsequent) infractions will result in a fine of $200.00 an d, at the option of the Association, eviction from Fountainview. In the event of a public disturbance that results in the summoning of the police, there will be no warning and an automatic fine of $500.00. In the event of a second disturbance resulting in the summoning of the police there will be an automatic $1000.00 fine against the unit owner and a notice to the offending party to permanently vacate Fountainview Condominium. Failure to do so within 30 days will result in eviction. The unit owner shall be liable for court costs and attorney fees.

8. CONDO UNITS.

A. No signs of any kind may be displayed on any building or common elements, including the windows or porch areas of a dwelling unit.
B. Porch areas must be kept neat, clean and free of clutter.
C. Hanging of laundry is prohibited in porch area or elsewhere.
D. Waterbeds are allowed in the upper lever units only with proof of insurance.
E. No nuisance shall be allowed upon the condominium property or facilities, nor any use or practice that is the source of annoyance to residents or which interferes with peaceful possession and proper use of the property by its residents.

9. RESALES.

A. In processing a request for approval for resale, an owner shall certify that he has provided the prospective purchaser with the following documentation:Rules and Regulations.
B. No new owner shall be approved until the prospective new owner shall have submitted a signed application for approval and a check for $100 per applicant (payable to Fountainview Condominium Assoc.) together with a copy of the contract for sale.
C. A copy of the document of conveyance shall be provided to the Board for its records within 10 days of the closing. Failure to do so shall subject the new owner to a fine of up to $100.00.

10. LEASES.

A. Owners shall not lease their condominium unit for less than six (6) months. Lessee is not permitted to sub-lease.
B. A unit owner processing a request for approval to lease shall certify that the lessee has been provided a copy of the rules and regulations, that the lessee has read same, and had agreed to comply.
C. The lessees must be approved before they may occupy the unit. Prospective lessees shall submit a signed application and a check for $100.00 payable to the Condominium Association.
D. All owners shall enter into a written lease agreement with the tenant, in language acceptable to both parties, which conforms to the following:

i. A provision limiting the maximum number of occupants, i.e. 1 bedroom allows 2 people, 2 bedrooms allow 4 people, and 3 bedrooms allow 6 people.
ii. An acknowledgement that the tenant has read the rules and regulations, agrees to abide by them and agrees to be liable for all fines, damages, costs and attorney fees imposed or incurred by the Association in enforcing.
iii. The occurrence by tenant of more than two (2) times for violations of the rules or causing a disturbance that results in the summoning of police shall subject the tenant to eviction.

E. IT SHALL BE THE UNIT OWNER'S RESPONSIBILITY TO SUBMIT A PROSPECTIVE TENANT'S APPLICATION. ANY UNIT OWNER WHO ALLOWS ANYONE TO OCCUPY HIS/HER UNIT WITHOUT FIRST OBTAINING APPROVAL (WHICH WILL BE GRANTED OR DENIED WITHIN 15 BUSINESS DAYS AFTER SUBMITTAL FOR THE SIGNED APPLICATION AND CHECK FOR$100.00) WILL BE FINED $100 FOR THE FIRST OCCURANCE AND $100.00 PER DAY THE UNIT IS ILLEGALLY OCCUPIED THEREAFTER, WITH A MAXIMUM FINE OF $250 FOR THE SECOND OCCURANCE, $500 FOR THE THIRD OCCURANCE, AND $1,000.00 FOR EACH SUBSEQUENT OCCURANCE.

I certify that I have read the foregoing Rules and Regulations and agree to abide by them and understand that in the event of litigation to enforce them or the other condominium documents, the unit owner will be liable for attorney's fees and court costs.

_____
UNIT OWNER

_____
TENANT

_____
TENANT