



Aquasol Condominium Association, Inc.
6770 Indian Creek Drive, Miami Beach, FL 33141
Manager office: (305) 868-6770

SALE AND RENTAL APPLICATION FOR UNIT #_____

Note: Up to 2 weeks for acceptance is required. Applicants will be called for a screening interview meeting.

Prior written acceptance required before any unit may be leased or purchased, including residential, commercial and dock units. No one is permitted to occupy a unit without having been accepted by the Association. Violations will be reported to the State of Florida.

Please check off the following once completed:

Incomplete application will not be accepted if all items below have not been submitted and may delay the process

- ☐ Screening Application completed and signed. One application per person unless married with marriage certificate.
- ☐ Non-refundable \$150 elevator reservation fee (Mon - Fri 9AM to 12:00PM and 1PM to 4:00PM).
- ☐ Copy of Driver's License or Passport (each applicant & each occupant over the age of 18)
- ☐ Copy of Executed Lease Agreement or Executed Sales Contract
- ☐ Copy of "Third Party Lease Addendum to Residential Lease " signed by Landlord and Tenant
- ☐ Minimum lease 6 months +1 day No Temporary or Weekend Rentals
- ☐ Unit Contact Form
- ☐ Vehicle Information and registration
- ☐ Dog Registration Form Its
- ☐ Pet vaccine(s) for all pets including pictures of the pets. (If applicable)
- ☐ Pet Restriction
- ☐ Voting Certificate (If the purchaser is a company)
- ☐ Trash and RECYCLE Deposal Rules
- ☐ Guest Rules
- ☐ All payments must be in the form of a Cashiers check or money order check made payable to Aquasol Condominium, scanned and emailed to dmorales@alliedpropertygroup.net along with this application and all corresponding documents.

Aquasol Condominium Rules and Regulations Buyers/Tenants acknowledge that they and all members of their household are responsible to read, understand and comply with the governing documents of the Association and that they will be held responsible for the actions of members of their family, guests, tenants, contractors, workmen.

Initials _____/_____



Date: _____

Association: Aquasol, a Condominium

Property Address: 6770 Indian Creek Dr, Miami Beach, FL 33141 Unit # _____ Purchase _____ Lease _____

PERSONAL INFORMATION

1. Applicant Name: _____

Marital Status: _____

Applicant Phone #: _____ Applicant Cell #: _____

Applicant Email: _____

Do you require any special accommodation? Yes _____ No _____

If yes, please explain: _____

2. Applicant Name: _____

Marital Status: _____

Applicant Phone #: _____ Applicant Cell #: _____

Applicant Email: _____

Do you require any special accommodation? Yes _____ No _____

If yes, please explain: _____

3. Applicant Name: _____

Marital Status: _____

Applicant Phone #: _____ Applicant Cell #: _____

Applicant Email: _____

Do you require any special accommodation? Yes _____ No _____

If yes, please explain: _____

ALL OCCUPANTS UNDER 18 MUST BE LISTED

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Have you, the co-applicant(s), and/or any occupant (s) ever been arrested, charged and/or convicted of a crime?
YES _____ NO _____: If yes please attach detailed explanation.

Initials _____/_____



Emergency Contact Information

Emergency Contact:

Name _____ Cell: _____

Emergency Contact:

Name _____ Cell: _____

Frequent Visitors Information

1. Name _____ Relationship: _____

Cell: _____ Email: _____

2. Name _____ Relationship: _____

Cell: _____ Email: _____

Unit Vehicle Information

ALL RESIDENCE MUST REGISTER THEIR CAR WITH VALET TO OBTAIN A DECAL. IF A DECAL IS NOT PROPERLY DISPLAYED THE CAR WILL BE TOWED AT THE OWNERS EXPENSE

Unit: _____ Please Circle (Owner, Tenant) Valet # _____

Vehicle #1: Please Circle (CAR, MOTORCYCLE)

Make: _____ Model: _____ Year _____

Color: _____ Tag: _____ State: _____

Vehicle #2: Please Circle (CAR, MOTORCYCLE)

Make: _____ Model: _____ Year _____

Color: _____ Tag: _____ State: _____

Note: You are responsible to update in writing if any of the above information changes and turn into Aquasol Management office.

Print Tenant Name: _____

Tenant Signature: _____ Date: _____

Initials _____/_____



RESIDENT HISTORY

Present Street Address: _____
Move In Date of Present Address: ____/____/____ Move Out Date: ____/____/____
Landlord's Name: _____ Landlord's Phone # _____
Monthly Rent: _____ Reason for moving: _____
Have you and/or the co-applicant ever been evicted from any property: Yes or No:
If Yes, attach detailed explanation.

Previous Street Address: _____
Move In Date of Previous Address: ____/____/____ Move Out Date: ____/____/____
Landlord's Name: _____ Landlord's Phone # _____
Monthly Rent: _____ Reason for moving: _____
Have you and/or the co-applicant ever been evicted from any property: Yes or No:
If Yes, attach detailed explanation.

Previous Street Address: _____
Move In Date of Previous Address: ____/____/____ Move Out Date: ____/____/____
Landlord's Name: _____ Landlord's Phone # _____
Monthly Rent: _____ Reason for moving: _____
Have you and/or the co-applicant ever been evicted from any property: Yes or No:
If Yes, attach detailed explanation.

EMPLOYMENT HISTORY

Present Employer: _____ Supervisor: _____ Employer's
Address: _____ Started from: ____-____-____
To: _____ Phone: _____
Gross Weekly Salary: _____ Position: _____ Spouse
Employer: _____ Supervisor: _____
Spouse Employer's Address: _____ Started
from: ____-____-____ To: _____ Phone: _____
Gross Weekly Salary: _____ Position: _____
If necessary, reverse side of this application to list any additional information that may not fit on the first page.

Applicant Signature: _____
Print Applicant's Name: _____ Date: _____

Co-Applicant Signature: _____
Print Co-Applicant Name: _____ Date: _____

Co-Applicant Signature: _____
Print Co-Applicant Name: _____ Date: _____



BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
Aquasol Condominium Association. Inc.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800.853.3228, I understand that you may be requesting information from various federal, state and other agencies or institutions, much maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above-mentioned information:

Applicant Name	/ /	Social Security/Passport #
Co Applicant Name	/ /	Social Security/Passport #

Alias previous Name(s): _____
Current Physical Address: _____
City & State _____ Zip code _____

California, Minnesota & Oklahoma Applicants Only: Please check here to have a copy of your consumer report sent directly to you.

Notice to CALIFORNIA Applicants

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information and the recipient of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours, you may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

Applicant(s) has submitted the sum of \$ _____, which is non-refundable payment for background/credit check processing and verification of the application. Brown's Background Checks is hereby authorized and give the right to verify by reasonable means all the all the information disclosed by the applicant(s) including but not limited to credit check. criminal history, eviction-civil landlord verification, and verification of employment; in this application, any additional documents in the application packet, exhibits and/or attachments. Applicant(s) certify that all the information disclosed to Brown's Background Checks to be true and correct. Further note, applicant(s) specify has not knowingly omitted any information from this application, any additional documents in the application packet, exhibits and/or attachments.

SIGNATURE: _____ DATE: _____

Co-Applicant SIGNATURE: _____ DATE: _____

Co-Applicant SIGNATURE: _____ DATE: _____

Initials _____/_____



THIRD PARTY LEASE ADDENDUM

This LEASE ADDENDUM, entered into the _____ day of _____, 20____ by and between _____ as Owner(s) of Unit: _____ Located at 6770 Indian Creek Dr, Miami Beach, FL 33141, known as Aquasol Condominium Association, Inc, (hereinafter referred to as "Lessor", and _____ (here in after referred to as "Lessee"), supplements and modifies that certain Lease Agreement dated _____ by and between Lessor and Lessee. The parties hereby agree as follows:

1. **RULES AND REGULATIONS.** Lessee, and his guests, invitees, licensees and servants, agree to take subject to, assume and abide by the Declaration of Condominium and all its exhibits incorporated thereto, of Aquasol Condominium, and by execution of this Lease Addendum, Lessee acknowledges that he has received the foregoing documents. Lessee specifically but without limitation acknowledges that he has received the rules and regulations as same may be amended from time to time, and that the breach by Lessee (or his guests, invitees, licensees and servants) of any such: rule and regulation, or of the terms, - conditions and covenants of the Declaration of Condominium or the exhibits thereto, shall constitute a breach of a substantial obligation under this Lease. Failure of Lessee to abide by said condominium documents and/or rules and regulations of Aquasol Condominium Association, Inc. (the "Association") shall entitle the Association to all the rights of Lessor, terminate this Lease and evict Lessee. The Board of Directors of the Association shall have the power, but shall not in any manner be obligated, to terminate the Lease and/or to bring summary proceedings to evict Lessee, in the name of Lessor and/or itself, in the event of (I) a default by Lessee in the performance of its obligations under the Lease, or (2) a foreclosure of a lien placed on the unit by the Association in accordance with the Declaration. In the event the Association brings any action, proceeding or litigation to terminate this Lease and/or evict Lessee, the Association shall recover from Lessor and/or Lessee all costs and reasonable attorney's fees incurred, therefore.

2. **USE AND OCCUPANCY.** The premises shall be used solely as a private residence for Lessee, and the following individuals, as listed below: (List each occupant-state name, age, and relationship to Lessee)

- a. _____
- b. _____
- c. _____
- d. _____

The premises shall not be occupied by more than two (2) persons per bedroom of said condominium unit. For example, in the event the subject condominium unit contains two (2) bedrooms, not more than four (4) persons shall be permitted occupancy. No more than two (2) guests will be allowed in any unit at any one time. Guest stay must be limited to two (2) weeks. If any guest remains in the unit for more than 30 days, for whatever reason, a background check and application will be required. Lessee agrees not to use the leased premises or permit the leased premise or the Condominium Property (or any portion hereof) to be used, for any illegal, immoral reason, improper, offensive, hazardous or unlawful purpose. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. Lessee further agrees not to make, nor permit to be made, any disturbance, noise or annoyance of any kind, which is detrimental to the premises or to the comfort of any of the inhabitants or the Condominium.

3. **ASSIGNMENT AND SUBLETTING.** Lessee shall not assign nor sublet neither the leased premises nor any part thereof, nor shall the Lease Agreement be assigned by lessee, without the prior written approval of the Lessor and the Association.

4. **RIGHT TO RENT.** In the event Lessor is delinquent in his obligation to pay the Association any general or specific maintenance assessments, or any installment thereof Association shall have the right, but not the obligation, to require Lessee to pay said rental installments, or the portion thereof, sufficient to pay said delinquent maintenance assessment, directly to Association, upon Association giving written notice of the exercise of such right to Lessee and Lessor. This right of Association is cumulative and in addition to any and all other rights or remedies the Association may have against Lessee or Lessor.

5. **MODIFICATION OF LEASE.** The lease may not be modified, amended, extended or assigned without the prior written consent of the Board of Directors of the Association.



6. Nothing contained in this Lease Addendum, or in the Lease or the Condominium documents, shall in any manner (1) be deemed to make the Association a party to the Lease or this Lease Addendum (except to the extent, if any, necessary to enable the Association to enforce its rights hereunder or under the Condominium. document(s). or (2) create any rights or privileges of Lessee under the Condominium documents or in or as the Association.

7. INPROPER MOVE in/out PROCEDURE FEE. In the case that a resident either moves in or out of the condominium without properly notifying the management office and following the proper procedures, the resident will be responsible for a \$500.00 non-fundable fee. Please note that proper moving procedures are as follows: moving hours are from 10:00 am to 4:30 pm Monday through Friday; resident is to notify the management office with time of their desired move in/out date; and a \$500.00 refundable deposit is required.

8. OTHER. All other terms, conditions and provisions of the Lease Agreement shall remain in full force and effect, except as modified herein.

Landlord Signature: _____

Landlord Print Name: _____

Tenant Signature: _____

Tenant Print Name: _____



PET REGISTRATION

Dog Registration/Application Form – for Each Dog

Unit: _____ (Please Circle: Owner or Tenant)

Printed Name of Unit Owner/Tenant: _____

Dog Description / Name: _____

Breed: _____. Age: _____. This a Service Animal (☐) or E.S.A. (☐)

Color: _____. Weight: _____. Registration #: _____

- Submit a completed Dog Registration form
- Non-refundable \$400 pet fee (**Money order.**)
- 4" X 6" color photo of the dog
- Copy of Valid current health certificate confirming all required vaccinations
- Bring dog to the Management Office for introduction and confirmation (During screening process)

Regulation: <https://www8.miamidade.gov/departments/animals/home.page>

I understand and agree to the following:

1. Dogs must be properly vaccinated, registered with the County, and wear their license at all time
2. Leash Law: Dog must be kept on leash outside of their property.
3. Pit Bulls Law: Still Banned in Miami Dade
4. Dogs are not allowed in Aquasol without being registered and approved.
5. Dogs Must use service elevator when entering/exiting the building.
6. Dog must enter/exit building through the garage door Lower Level or Dog must be carried through Lobby.
7. Curb your Dog off condo property. Clean up if dog urinates or defecates anywhere or you will be fined!
8. Dog shall Not be Allowed on the Balcony without Unit Owner present.
9. Dog Not allowed in the gym, pool deck, club room, for any reason (garage except for enter/exit only)

Each unit pet owner shall assume Full Responsibilities and Liabilities for personal injuries or property damage caused by their pet.

If a pet constitutes a chronic nuisance in the opinion of the Board of Directors, the owner will be required to remove the pet from the premises, either temporarily or permanently.

Violation of any of these rules will be subject to fines up to the maximum permitted.

SIGNATURE: _____

NAME: _____

DATE: _____

Initials _____/_____



VOTING CERTIFICATE

DATE: _____

THIS IS TO CERTIFY that the undersigned, constituting all of the record title owners of the Condominium Unit No. _____ of Aquasol Condominium, have designated:

(Insert name of one person only)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express all meetings of the membership of AQUASOL CONDOMINIUM ASSOCIATION, INC. (the "Association") and for all other purposes provided by the Declaration of Condominium, the Articles of Incorporation and By-Laws of the Association.

This Certificate is made pursuant to the Declaration of Condominiums and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

THIS CERTIFICATE MUST BE SIGNED BY ALL OWNERS OF THE UNIT OR THE PROPER CORPORATE OFFICER(S).

Signature
Print Name: _____
Entity Name (if applicable): _____

Title (if applicable): _____
Dated: _____

Signature
Print Name: _____
Entity Name (if applicable): _____

Title (if applicable): _____
Dated: _____

The following examples illustrate the proper use of this Certificate:

- (i) If a Condominium Unit is owned by one person (i.e., John Doe), his right to vote shall be established by the recorded title to the Unit. A Voting Certificate is not required.
- (ii) If a Condominium Unit is owned by more than one person (i.e., John Smith and Jim Doe), the person entitled to cast the vote for the Unit shall be designated in a certificate, signed by all of the recorded Owners of the Unit. Voting Certificate must be executed.
- (iii) If a Condominium Unit is owned by a corporation (i.e., ABC Corp.), the officer or employee thereof entitled to cast the vote of the Unit for the corporation shall be designated in a certificate, signed by the President Vice President, attested to by the Secretary or Assistant Secretary of the Corporation. Voting Certificate must be executed.
- (iv) If a Condominium Unit is owned jointly by a husband and wife, (i.e., John and Jane Doe, husband and wife) the following three (3) provisions are applicable: (a) they may, but they shall not be required to, designate a voting member; (b) if they do not designate a voting member, and if both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting; (c) where they do not designate a voting member, and only one is present at a meeting, the person present may cast the Unit vote just as though he or she owned the Unit individually and without establishing the concurrence of the absent person.

Initials _____/_____



Trash and Recycling Disposal Rules



- WE RECYCLE AT AQUASOL
- DO NOT DISPOSE your furniture, appliances, or packing materials or large items in or near recycle bin when you move-in/out or at any time. You must decide yourself to have those items picked up and removed from the property. The Association will not handle those items for you. If you dispose of it on the premises, you will be subject to a fine.
- Access to the trash chutes is through the laundry rooms.
- Trash, garbage, furniture, or recycling material may not be placed outside your unit door even for a moment, common area is to remain in a clean and sanitary condition.
- Normal household trash or garbage must be placed in strong, well-secured plastic bags and deposited in the trash chutes.
- No other items or trash should be left in the laundry room.
- Recycle bins located in lower Garage
- Bottles, cans, newspapers, and other recycling material must be taken to the lower garage and deposited into the recycling bins.
- Cardboard boxes are to be flattened, disassembled, stacked and tied, and placed in the lower garage next to the recycling bins.



Frequently Asked Questions

1. How many parking spaces do I get and is it assigned parking?

Valet parking for your 1st car is at no charge.

Valet for a 2nd car is available on a first come, first served basis, as space is very limited. \$100.00 per month cashier check or money order, payable to Magnum Parking Solution Inc. Write Valet-Second Car and your unit number on the face of your payments. \$25 late charge if payment not received by 5th of each month.

If you have a Developer-Assigned Self -Parking space, you may park your own vehicle in your designated space.

Bicycle: \$20 per bicycle, one-time cost, payable by check or money order to Aquasol Condominium. Bicycles may be brought in and out of the building through the gates on the north and south sides of the building.

Motorcycle or Scooter: \$40.00 one-time cost, per motorcycle of scooter payable by check or money order to Aquasol Condominium.

2. Is there a visitor parking?

\$8.00 per day for visitors,

\$15.00 for overnight visitors.

Vendors working for resident's self-park at a rate of \$8.00 per day, with a maximum of 2 vehicles per vendor.

Vendors working for Aquasol Association self-park at no charge

The realtor's visiting building will not be charged during the first 30 minutes, after which they will be charged \$8.00 per day to be paid directly to Magnum Parking.

3. Are there any pet restrictions?

YES, only TWO (2) pet s are allowed per unit. In addition, only CATS or DOGS are permitted.

Internet and Cable is included in rent/maintenance. Yes.

4. Is water included in the rent/maintenance?

YES, and the hot water is heated by the building.

5. Is the A/C included in the rent/maintenance?

The building is responsible for supplying the cold water that runs through a pipe to your A/C in the unit. The electricity for this is paid by the owner/tenant.

The owner/renter is responsible for their individual A/C unit. This includes changing the filter, adding condensation pills monthly, cleaning coils yearly. Most A/C problems occur when the owner/tenant neglects monthly maintenance and the water from condensation starts to spill over the tray and creates water damage and mold.

If there is an issue with the building's A/C chiller, then the whole building will not have A/C and it will be fixed as soon as possible but if it is only your unit then most likely it is the responsibility of the owner/renter to call a company to have it fixed.

6. What are the lease restrictions?

Minimum lease is 6 months plus (1) day. If the lease is less than 6 months + 1 days, the owner must apply, receive and include Business Tax Receipt from City of Miami Beach Planning Department with their application as sales tax on transient rentals may apply.

No Airbnb, no short-term rentals!

7. Is pest control included inside the unit?

YES, however you must be present to provide access to Unit .

8. What if I am a current resident at Aquasol? Do I still need to apply?

If an applicant has previously resided in Aquasol Condominium as an approved Unit Owner or Lessee and had a background check performed by the Association within the period of 12 months prior to the date of submission of the new application, all required information must be submitted, however, a new screening fee will be charged if the applicant submits a copy of the prior Association approval certificate. The Move-In and Move-Out Fee will be charged.



9. Is an Estoppel required in order to get an association approval?

Before a Certificate of Approval may be issued, and before a closing may take place, an estoppel letter must be required in writing from First Service Residential and the estoppel letter must indicate that all fees due the Association have been paid in full by the unit owner.

Helpful Contact Information

Valet: 305-865-4839
Front Desk: 305-861-1142
Management Office: 305-868-6770

Cable Television, Telephone and Internet: Call Breezeline (855) 599-4700.
Electricity: Florida Power & Light
Apply for service by calling 305-442-8770
To report a hazardous condition call #800-468-8243

Pet Licenses Regulation: <https://www8.miamidade.gov/departments/animals/home.page>
Telephone: 305-884-1101 ext.222

Hospital Mount Sinai: 4300 Alton Road, Miami Beach, FL 33140 Telephone: 305-674-2200