

MONTECITO PALM BEACH CONDOMINIUM ASSOCIATION, INC

A Not-for-Profit Corporation

616 Clearwater Park Road. West Palm Beach Florida 33401
Telephone 561-514-9800 561-514-9805 Facsimile

NEW RESIDENT APPLICATION CHECKLIST

All of the items listed below must be submitted at least Thirty (30) days in advance of move-in for approval by the Board of Directors. Please follow these procedures and initial next to each item once complete.

- ✓ Lease application form must be filled out completely for each applicant, regardless of relationship or marital status, and returned with a non-refundable application fee of \$100.00 per applicant for US and \$300.00 for international residents. No cash will be accepted. ***Check must be separate from Security Deposit check***
- ✓ Signed Consent to Obtain Consumer Report.
- ✓ A legible copy of each applicant's photo ID. School IDs or any non-government issued IDs will not be accepted.
- ✓ Security Deposit Agreement signed by the lessee.
- ✓ \$500.00 security deposit check that will be deposited into Montecito Palm Beach Condominium Association, Inc. ***Check must be separate from Lease Application check***
- ✓ The lease agreement signed by both landlord and tenant with a term of no less than seven (7) months and no more than twelve (12) months.
- ✓ The attached "ADDENDUM TO RESIDENTIAL LEASE" signed by both landlord and tenant.
- ✓ Proof of Income: W2's, Employment Letter, copy of six most recent paystubs.
- ✓ Insurance certificate for pre-paid renter's insurance for one year.
- ✓ No pets allowed policy. The association rules strictly prohibit any renters from having pets in the unit, including visiting pets.
- ✓ All prospective residents must be interviewed by the Property Manager **prior** to approval and prior to scheduling a move-in.
- ✓ Unit Owners must have all delinquent association dues current with a \$0 balance before beginning the application process.
- ✓ **After** approval by the Association, all residents must make an appointment with the concierge to reserve the elevator. Reservations are strictly between 8am and 4pm, Monday thru Friday. No weekend, holiday, or evening move-ins.
- ✓ Parking decals for commercial vehicles or ¾ ton pickup trucks or above **will not** be issued.

Please make all checks or money orders payable to: MONTECITO PALM BEACH

APT. NO: _____ MONTHLY RENT: _____ DATE OF APPLICATION: _____
RENTAL START DATE: _____ RENTAL END DATE (7-12 MONTH ONLY): _____

-APPLICATION FOR RESIDENCY-

(each co-resident must submit separate applications)

Applicant's Name: _____ Date of Birth _____ SS No. _____
First Middle Last
Marital Status _____ Driver's License No. _____ State _____
Phone No (home). _____ Phone No (cell). _____ Email. _____

Other Occupants:

Name	Age	Relationship	Name	Age	Relationship
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RESIDENT HISTORY

Present Address: _____
Street Apt No. City State Zip
Present Landlord/Resident Manager _____
Monthly Payment \$ _____ Dates To/From _____ Apt. Name/If Home, Mortgage Company & Loan No. _____ Phone No. _____
Reason for Moving _____

Previous Address: _____
Street Apt No. City State Zip
Previous Landlord/Resident Manager _____
Monthly Payment \$ _____ Dates To/From _____ Apt. Name/If Home, Mortgage Company & Loan No. _____ Phone No. _____
Reason for Moving _____

Have you ever been evicted from any leased premises? _____ If yes, explain _____

EMPLOYMENT

Supervisor _____ Employed Since _____ Gross Monthly Salary \$ _____
Present Employer _____ Position _____
Business Address _____ Business Phone No. _____
Street City State Zip
Supervisor _____ Employed Since _____ Gross Monthly Salary \$ _____
Previous Employer _____ Position _____
Business Address _____ Business Phone No. _____
Street City State Zip
Supervisor _____ Employed Since _____ Gross Monthly Salary \$ _____
Spouse's Employer _____ Position _____
Business Address _____ Business Phone No. _____
Street City State Zip

INCOME / NET WORTH

(Total Anticipated Income from Date of Move-In Through the Next 12 Months)

Annual Salary (Including Fees, Tips, Commission, and Bonuses)		\$	_____
Annual Salary (Spouse)	+	\$	_____
Additional Annual Income (Child Support, Parental Support, Etc.) Source _____	+	\$	_____
Total Amount of Assets (Stocks, Bonds, Savings Acct., Equity in R.E., Etc.) Source _____	+	\$	_____
Income from Assets (Real-estate rental income, Etc.) Source _____	+	\$	_____
TOTAL ANTICIPATED INCOME	=	\$	_____

*If self-employed you must furnish us with a notarized statement from your CPA or attorney certifying the income you expect to receive.

BANK

Checking Account No. _____ Bank Name and Branch _____
Savings Account No. _____ Bank Name and Branch _____

CREDIT

Firm _____ City _____ Acct. No. _____ Mo. Payment \$ _____ Open/Closed _____
Firm _____ City _____ Acct. No. _____ Mo. Payment \$ _____ Open/Closed _____
Applicant acknowledges credit is in excellent standing and there are no delinquent balances | Yes | No

VEHICLE

Year & Make (no commercial vehicles) _____ Color _____ License No. & State _____ Registered To _____
Year & Make (no commercial vehicles) _____ Color _____ License No. & State _____ Registered To _____

Do you own any pets? _____ If so, what kind _____ Breed _____ Weight _____ Color _____ Age _____
Emergency Contact _____
Relationship? _____ Address _____
Phone No. _____ Work No. _____ Cell No. _____

Applicant has submitted the sum of \$ _____ which is non-refundable for credit check processing charge of the application. Such sum is not a rental payment or security deposit, and will be retained by the owner or its agent to cover the application's processing cost. Applicant hereby represents that all the above statements are true and correct and are made to induce owner and its agents to lease or rent a condominium. Owner and its agents are hereby authorized and given the right to verify by reasonable means the application, including, without limitation, ordering credit and criminal reports, and authorized to exercise in its sole discretion as to whether to reject the application and/or to terminate any lease which may be entered into between the parties, pursuant to this application, whether during the term of said lease or any extensions or renewals thereof, if the applicant has made any false or misleading statements or misrepresentations in this application. It is understood and agreed between the parties that in the event this application for said condominium is rejected by the owner or its agents then the said sum so received hereinbelow shall be returned to applicant without interest. It is further understood and agreed that in the event said application is approved and accepted by the owner or its agents, then said amount received below shall be applied to that security deposit and administrative fee so called for in the lease entered into between the parties. It is further understood and agreed between the parties that in the event that said application is approved and accepted by the owner or its agent and applicant refuses to enter into a lease agreement for the period of time as called for in applicant's application, then the sum so received herein shall be retained by the owner or its agents to serve as liquidated damages it will suffer by reason of applicants failing to enter into residency of the above stated apartment, but the acceptance or rejection of applicant shall remain within the sole discretion of owner and its agents. If owner or its agents cannot deliver possession of the premises to the Applicant at the commencement of the term, all deposits/fees less application fee paid to owner shall be refunded to Applicant. Applicant has delivered the sum of \$ _____ for deposit and application to the security deposit and administrative fee for the above stated unit.

Applicant's Signature _____ Date _____ Agent Signature _____ Date _____
Applicant's Signature _____ Date _____ Agent Signature _____ Date _____

BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
Montecito Palm Beach 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, which 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 _____ Date of Birth* _____ / _____ / _____ Social Security Number _____
*Date of Birth is requested in order to obtain accurate retrieval of records.

Co-Applicants Name _____ Date of Birth _____ / _____ / _____ Social Security Number _____

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 recipients 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.

SIGNATURE _____ DATE _____

Co-Applicant
SIGNATURE _____ DATE _____

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CONDOMINIUM ASSOCIATION, INC**
a Not-for-Profit Corporation

616 Clearwater Park Road. West Palm Beach Florida 33401
Telephone 561-514-9800 561-514-9805 Facsimile

Security Deposit Agreement

I, _____, owner/resident of unit # _____ located at 616 Clearwater Park Road West Palm Beach, FL 33401, agree to the following:

The Association of Montecito Palm Beach will retain the security deposit of \$500.00 prior to move-in. The \$500.00 security deposit will be deposited into the Montecito Palm Beach Condominium Association, Inc. bank account through the duration of the executed lease (7 month minimum – 12 month maximum) and will not bear interest. The Association will return the \$500 security deposit when the resident completes the executed lease term (minimum of 7 months) with no damage done to the common areas (hallways, carpet/tile, elevators, front doors, etc.).

- If there has been damage to the common areas caused by the resident, the resident's guests or representatives during the period of residency, the Association will repair the damage and deduct it from the security deposit. If the damages exceed the \$500 security deposit, the Association will bill the owner for the additional amount.
- If the lease is terminated prior to the expiration date of the executed lease, 7 – 12 months, the security deposit will be forfeited and the Association will retain the entire security deposit.
- Renters are not permitted to have pets in the condominium at any time nor are they permitted to have visiting pets. Violation of this rule will result in forfeiture of the security deposit.

I have read and understand all the above stated security deposit rules and regulations for Montecito Palm Beach Condominium Association, Inc.

Owner/Tenant Signature

Date

Owner/Tenant Signature

Date

The Board of Directors of Montecito Palm Beach Condominium.

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**Addendum to Lease between Owner and Lessee: Authorization Agreement for
Association to Collect Rent Upon Delinquency in any Monetary Obligation to
Association (herein "Agreement")**

WHEREAS, _____ [herein "Owner"], is the record owner(s) of Unit _____ located at 616 Clearwater Park Road, West Palm Beach, FL 33401 [herein "Unit"] in the Montecito Palm Beach Condominium (herein "Condominium"), as described in the Declaration of Condominium of Montecito Palm Beach, A Condominium (herein "Declaration"), as recorded in the Public Records of Palm Beach County, at Official Records Book 18102 at Page 0586; and

WHEREAS, the Montecito Palm Beach Condominium Association, Inc. [herein "Association"] is the entity charged with the operation and management of the Condominium; and

WHEREAS, Owner desires to lease the Unit to _____
[herein "Lessee(s)] pursuant to a lease agreement submitted herewith; and

WHEREAS, the Owner desires the approval of the Association for the lease agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and adequacy of which is expressly acknowledged, the parties hereto agree as follows:

1. Upon the execution and delivery of this Agreement, and the submission of any other documentation required by the Association (including, without limitation, the submission of the security deposit referenced in Paragraph 5 of this Agreement), assuming the satisfactory result of the standard background investigation of Lessee(s), the Association shall provide the necessary approval for the lease agreement.
-

2. If, at any time during the pendency or term of the lease, Owner(s) becomes delinquent thirty (30) days or more in the payment of any monetary obligation owed to the Association, Owner(s) and Lessee(s) agree that Association shall have the power, right and authority to demand lease payments directly from the Lessee(s) and deduct such past-due monetary obligation as may be delinquent. Further, Owner(s) and Lessee(s) agree that Lessee(s) will pay the full rental payment due, to the Association, upon written demand. Owner(s) expressly absolves Lessee(s) from any liability to Owner(s) for unpaid rent under the lease agreement if such payment is made directly to Association upon demand from Association. If any funds are left over after deduction of amounts owed ("excess funds"), the Association shall apply the excess funds as a credit against the future assessments of the Owner(s).
3. Should Lessee(s) fail to comply with the demand of the Association by forwarding the next rent payment due (and all future rent payments due until instructed otherwise, in writing, by the Association) to the Association, the Association is hereby granted the authority to obtain a termination of the tenancy, in the name of Owner(s), through eviction proceedings, or to seek injunctive relief or specific performance under this Agreement. Owner(s) and Lessee(s) further agree that, if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appeals, from Owner(s).
4. Owner and Lessee(s) acknowledge that the lease agreement, and the occupancy of the Unit, are subject to the provisions of the Declaration of Condominium, the Articles of Incorporation ("AOI") and the By-Laws of the Association ("By-Laws"), as well as the rules and regulations of the Association ("Rules"), as they all may be amended from time to time, and with all of the aforementioned documents being expressly incorporated into the lease agreement by this reference. Owner and Lessee(s) agree that if the Lessee(s) violates any provision of the Declaration, AOI, By-Laws, the Rules, or any provision of the lease agreement, the Association is hereby granted the authority, as the agent of the Owner, to obtain a termination of the tenancy and the lease agreement through eviction proceedings in accordance with Chapter 83 of the Florida Statutes, as it may be amended from time to time, or to seek injunctive relief or specific performance under the lease agreement. Owner and Lessee(s) further agree that, if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appeals, from Owner.

5. The Owner and Lessee(s) hereby agree that upon execution of this Agreement, or at some other date and time as approved, in writing, by the Association and communicated to the Owner and the Lessee(s), as a condition for approval of the lease agreement, the Owner and Lessee(s) shall cause a refundable security deposit in the amount of \$500 to be submitted to the Association. This security deposit will be held by the Association in accordance with Chapter 83 of the Florida Statutes and will be utilized to protect against damages to the common elements or any portion of the Association property. The Owner and Lessee(s) hereto acknowledge and agree that the security deposit is a deposit only and if the deposit does not cover damages to the common elements or Association property, the Owner is responsible for the additional amount needed to cover any such repairs or damages.

Agreed to this _____ day of _____, 20____.

Owner

Owner

Lessee

Lessee

For Montecito Palm Beach Condominium Association, Inc.

Authorized Agent for the Board of Directors

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BuildingLink Profile

We have introduced an online service called BuildingLink into our building. This service allows residents to communicate with the concierge's desk and management office with ease and privacy.

Features include:

- Scanning packages and notifying the resident via email their package has arrived. The resident can then sign out their packages with the concierge upon pick up.
- Dry cleaning services are managed through the software, allowing the concierge to input dates and times and alert the resident once their dry cleaning has been delivered and is ready for pick up.
- Submitting maintenance requests and tracking the progress of your requests.
- Listing of your permanent guest list, which will give permission to the concierge to allow your guest entry without notifying you, as well as listing of guests who are not authorized for entry as guests to your unit.
- Vendor sign-in log and identification badge. All vendors must have a picture identification sticker stating their name, company, and unit they will be visiting.
- Updating and notifying residents of important notices or building information, including any upcoming events.

Please complete the information below so that we may create a profile for you in BuildingLink. This information will not be used for any solicitations. This service is strictly accessed by building management staff only and is not shared with other residents. Once your profile has been created, management will send you a link with your username. Simply follow that link and the website will provide you with instructions for your log-in and setting up a password. Please complete the information for each occupant in the unit since you will each have your own individual profile.

Please contact management should you have any questions. Thank you!

OCCUPANT 1

OCCUPANT 2

NAME:		NAME:	
EMAIL ADDRESS:		EMAIL ADDRESS:	
CELL PHONE:		CELL PHONE:	
UNIT #:		UNIT#:	
EMERGENCY CONTACT:		EMERGENCY CONTACT:	

You Are EXPOSED ...

The community's commercial insurance does not pay for resident-caused damage to the unit. If you cause a fire, water* or smoke damage, you would be responsible for the bill.

Liability coverage protects you in the event you cause damage as a result of:



Fire/Fuego



Water/Agua*



Smoke/Humo



Explosion/Explosión

Why ASSURANT SPECIALTY PROPERTY?

For over 70 years we have been a leading insurance provider. We are part of Assurant Inc., a Fortune 500 company, with the financial strength to honor your policy when you need us.

With us you get:

- ✓ Guaranteed Acceptance
- ✓ Instant Quote in 2 Minutes or Less
- ✓ Customized Coverage Options
- ✓ An Affordable Renters Insurance Policy

* See inside footnote.



Underwriting COMPANIES

Renters Insurance is underwritten by American Bankers Insurance Company of Florida, an Assurant Specialty Property company, with its home office in Miami, Florida. In Minnesota, the underwriter is American Security Insurance Company, also an Assurant Specialty Property company. In Texas, personal property coverage is underwritten by Ranchers and Farmers Mutual Insurance Company, and personal liability coverage is underwritten by American Bankers Insurance Company of Florida.

American Bankers Insurance Company of Florida has been in business since 1947 and has \$3 billion in gross written premiums. This company has a Best's Rating of "A" (Excellent) by A.M. Best Company.

Financial data is for the period ending 12/31/14.

This is a brief description of our programs. Please see the policy or view the website for complete details, including costs, limitations and exclusions.

Each insurer has sole financial responsibility for its own products.



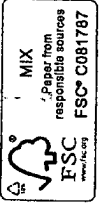
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Property®

RENTERS Insurance
Do You Really Need It?



ASSURANT
Specialty
Property®

PS29793AB-R0615
My Renters Program
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En español adentro.

Why is LIABILITY INSURANCE REQUIRED?

Satisfying your insurance requirement is the first step in protecting yourself financially. As a resident you are responsible for any damage you cause to your unit. Think about the expense if you caused damage from fire, smoke, water* or explosion to your unit and the units surrounding you.

Property managers want to ensure the entire community is protected when it comes to such big risks.

* In NC, liability coverage does not include water damage.



Know the FACTS

The U.S. Fire Administration estimates that approximately 95,500 fires occur in high rise apartments every year.

How much does it COST?

Visit the website for an exact cost based on your state and lease insurance requirement.

Renters Insurance — typically \$163 a year**

** Based on a national average cost of \$10,000 personal property coverage, \$100,000 personal liability coverage, \$250 deductible, and replacement cost. Coverage and rates are accurate as of the brochure printing date.



Customize a program that is **RIGHT FOR YOU**

Features	Renters Insurance
Low Cost	For as little as 45¢ a day ☉
Personal Property Coverage	Yes
Replacement Cost Coverage	Yes
\$100,000 Personal Liability Coverage	Yes
Involuntary Unemployment Insurance (I.U.I)	Available
Water Backup of Sewers or Drains	Available

Coverages and limits vary by state.

Nuestro Programa de SEGURO PARA INQUILINO

La comunidad donde reside le exige que compre seguro de responsabilidad. Assurant Specialty Property se ha asociado con su comunidad para ofrecerle cobertura a sus residentes.

Nuestros programa de Seguro para Inquilinos satisface el requisito de su comunidad y también protege sus bienes personales.

¿Por qué comprar la cobertura de ASSURANT SPECIALTY PROPERTY?

Por más de 70 años hemos sido un proveedor líder en materia de seguros para inquilinos. Somos parte de Assurant Inc., una compañía Fortune 500 con la capacidad financiera para honrar su póliza cuando nos necesite.

Con nosotros obtendrá:

- ✓ Aceptación garantizada
- ✓ Un estimado en 2 minutos o menos
- ✓ Sin verificación de crédito
- ✓ El costo del seguro comienza en \$163 al año ☉



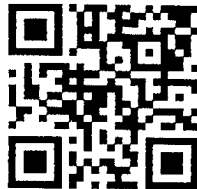
Why wait? Acceptance is guaranteed!

www.quote renters.com
1-855-846-9278 (8558-4MYAPT)

Monday - Friday, 8 a.m. - 10 p.m. and Saturday, 10 a.m. - 5 p.m. ET.
 De lunes a viernes, de 8 a.m. a 10 p.m. y sábados, de 10 a.m. a 5 p.m. ET.
Esta póliza sólo está disponible en inglés.

Mobile Code

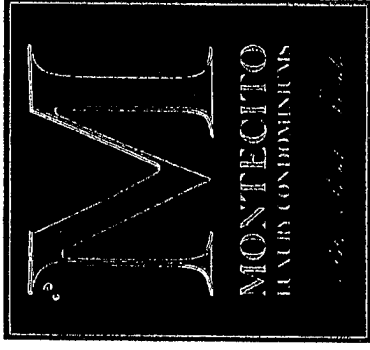
Get information about our programs straight to your smartphone. It's Easy!



Here's how it works:

1. If you don't already have a scanning app installed on your smartphone, go to your mobile app store from your mobile browser to download a free QR code reader application (note: a camera phone is required to scan code).
2. Launch the app to scan the code.
3. The code will direct your mobile browser to our url.

**ACTIVATE your
DIRECTV service
for the ultimate
in entertainment!**

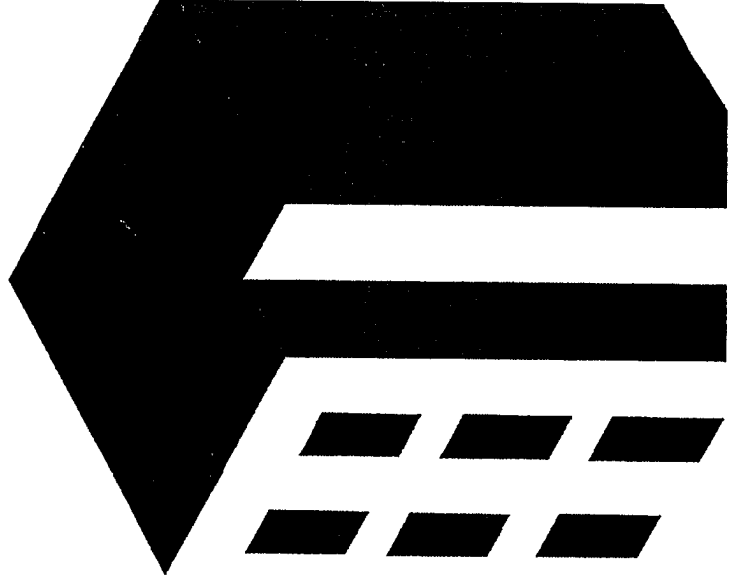


is

DIRECTV-READY

No individual dish required

DIRECTPLUS
800-897-9773
DirectPlusNow.com



Digital Bulk Choice

CHOICE™ PACKAGE

Over 170 channels, including local channels (in SD and HD) available in over 99% of U.S. households: ABC, CBS, FOX, NBC, PBS, CW & MTV (available in select markets). Includes most channels in ENTERTAINMENT, plus the channels shown in BOLD. Visit directv.com/choose to see which Regional Sports Network is available in the area.

202	CNN HD	285	Investigation Discovery HD	356	MSNBC HD
204	HLN HD	289	Disney Junior HD	357	CNBC World
212	NFL Network HD	290	Disney Channel East HD	359	Fox Business Network HD
213	MLB Network HD	291	Disney Channel West	360	Fox News Channel HD
214	MAVTV	292	Disney XD HD	361	WeatherNation HD
219	Fox Sports 1 HD	293	BabyFirst	363	GEB America
228	GEMS	296	Cartoon Network East HD	364	INSP
229	HGTV HD	297	Cartoon Network West	365	GOD TV
232	Cooking Channel HD	299	Nickelodeon HD East	366	Jewish Life Television
233	GSN	300	Nickelodeon West	368	Hope channel
236	E! HD	301	Nick Jr. HD	369	Daystar
237	Bravo HD	302	Nicktoons	371	Church Channel
238	ReelzChannel HD	305	ION Television East HD	374	BYUtv
239	AUDIENCE HD	306	ION Television West	375	Link TV
240	HSN	311	Freeform HD	376	CTN
242	USA Network HD	312	Hallmark Channel HD	378	NRB
244	Syfy HD	313	Jewelry Television	379	Uplift
248	FX HD	315	QVC Plus	404	Galavision HD
249	Comedy Central HD	327	CMT HD	408	UniMas HD
252	Lifetime HD	329	BET HD	440	Vme
253	LMN HD	331	MTV HD	447	Canal Once
254	AMC HD	333	MTV2 HD	461	HITN
260	WE tv HD	335	VH1 HD	564	IFC HD
264	BBC America HD	338	UP	610	BTN HD
265	A&E HD	339	Fuse HD	611	SEC Network HD
269	History HD	340	AXS TV HD	653	Sun Sports HD
273	POP	345	RFD TV	654	FSFL HD
275	QVC HD	347	Al Jazeera America HD		
276	National Geographic HD	348	Free Speech TV		
278	Discovery HD	350	CSPAN		
279	OWN HD	351	CSPAN 2		
281	Velocity HD	352	NASA TV		
282	Animal Planet HD	353	Bloomberg TV HD		
284	Science HD	355	CNBC HD		

INTERNET

10 Mbps bulk Internet included
Upgrades Available

DIRECTPLUS

800-897-9773

DirectPlusNow.com



**HD: HD equipment req'd. Additional fees apply