



Villa Biscaya Jardens Phase I Condominium Association, Inc.

Application for Consent to Lease or For Sale

This application form is fully completed to include, a copy of all proposed sales/rental contracts, a photocopy of picture ID, a photocopy of valid unexpired auto registration, two (3) letters of recommendation for each applicant over the age of 18, an original police report for each applicant over the age of 18, and a cashiers check or money order for the application fee, must be received by the Management office, at the address below, **no less than ten (10) working days prior** to the date action is desired of the Association. The Board of Directors will have ten days after the interview of an applicant.

****Missing or incomplete information will cause the application to be returned without action. ** Fees:**

(NON-REFUNDABLE)

■ Application Fee: Money Order or Cashier's Check:

\$150.00 Per Person (except husband/wife or parent/dependent child under the age of 18).

\$175.00 Per Married couple

**Payable to VTE Consulting, LLC
1840 W. 49 Street, Ste 233, Hialeah, FL 33012**

Please note application takes from 20-25 business days. If you would like to rush 5-10 business days there is a fee of \$100.00.

Villa Biscaya Jardens Phase I Condominium Association, Inc.

Email: Info@vteconsultingllc.com or office@vteconsultingllc.com

APPLICATION MUST BE COMPLETED IN FULL BY PROSPECTIVE TENANT(S) OR BUYER(S)



Rush: Yes _____ NO _____ (additional fee requested)

- 1) _____ Fully completed application
- 2) _____ \$150.00 per applicant Money Order or Cashier's check (No Personal Check) payable to VTE Consulting LLC
- 3) _____ Police Report for each adult over the age of 18 **MUST BE ORIGINAL.**
- 4) _____ Three Personal Reference Letters per application over the age of 18.
- 5) _____ Copy of Executed Lease or Purchase contract
- 6) _____ Copy of License (for each applicant over the age of 18
- 7) _____ Copy of Vehicle registration (must be valid and unexpired

VTE Consulting LLC, 1840 West 49 Street, Ste 233, Hialeah, FL 33012, 305-603-7879

Restrictions:

New Residents must be interviewed and approved by the Association, with ten (5) days in advance notice to move in or out.

- Residents are permitted to move into the building between the hours of 8:00 A.M. - 5:00 P.M. Monday through Friday.
- If you are having work done in your unit it must be done between the hours of 8:00 A.M. - 5:00 P.M. Monday through Friday.
- All maintenance fees must be current at the time of application.
- All boxes are to be crushed and folded, taken to the dumpster in the parking area and placed in the garbage container.
- **If sale, the buyer agrees to provide the Management Company with a copy of the Closing Statement no later than seven (7) days after the closing date. If a lease you must provide a copy of the lease agreement.**

I certify that I have read and understand the above application and

restrictions: Unit#: _____

Signature of Applicant: _____ Date: _____

Signature of Owner _____ Date: _____

Application for Consent to Lease or For Sale

- This application and the attached Application for Occupancy must be completed in detail by the proposed Buyer/Tenant • Please attach a copy of the Sales Contract to this application or rental agreement.
- The Seller (current owner) shall provide the Buyer with a copy of all the Condominium documents. • Processing of this application will begin after all required forms have been completed, signed, and in the Management's office.

Application For: Lease _____ OR Sale _____

Applicate #1

First Name: _____ Middle Name _____ Last Name _____

Social Security# _____ D.O.B _____

Driver License # _____ D.L State _____

Phone Number # _____ Atl. Phone: _____

Email: _____

Employment of Applicant One

Employment By: _____ Phone number _____

Position: _____ How Long at Present Job: _____

Address _____

Have you ever been arrested or convicted of a crime? Yes or NO Dates: _____ County /State: _____ Convicted
in: _____ Charges _____

Applicate #2

First Name: _____ Middle Name _____ Last Name _____

Social Security# _____ D.O.B _____

Driver 'License # _____ D.L State _____

Phone Number # _____ Atl. Phone: _____

Email: _____

Employment of Applicant #2

Employment By: _____ Phone number _____

Position: _____ How Long at Present Job: _____ Address _____

Have you ever been arrested or convicted of a crime? Yes or NO

Dates: _____ County /State: _____ Convicted in: _____ Charges _____

Applicate #3

First Name: _____ Middle Name _____ Last Name _____

Social Security# _____ D.O.B _____

Driver 'License # _____ D.L State _____

Phone Number # _____ Atl. Phone: _____

Email: _____

Employment of Applicant #2

Employment By: _____ Phone number _____

Position: _____ How Long at Present Job: _____ Address _____

Have you ever been arrested or convicted of a crime? Yes or NO

Dates: _____ County /State: _____ Convicted in: _____ Charges _____

Emergency Contact

Name: _____ Relationship _____ Phone _____

Name _____ Relationship _____ Phone: _____

Vehicle Information

1. Make : _____ Year: _____ Color: _____ Tag: _____ 2.

Make: _____ Year: _____ Color: _____ Tag: _____

Children Under 18 year of age:

First Name _____ Last Name _____ Age _____

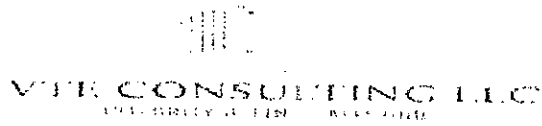
First Name _____ Last Name _____ Age _____

First Name _____ Last Name _____ Age _____

Pet's Information

Name _____ Type _____ Weight _____ Tag _____

Wight: _____ Vaccine number: _____



DISCLOSURE AND AUTHORIZATION AGREEMENT DISCLOSURE

A Consumer report and/or investigate consumer report including information concerning your character, employment history, general reputation, personal characteristics criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for and/or continued residence. A consumer report and/or an investigate consumer report may be obtained at any time during the application process or during your residence. Upon timely written request of the management, and within 5 days of the request, the name, address and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or part on the information contained in the customer report, you will be provided with a copy of your rights under the Fair Credit Reporting Act.

AUTHORIZATION

This requested information will be used in reference to my (our) Purchase/Rental/Lease Application. I/We hereby authorize you to release any and all information concerning my/our Employment, Banking, Credit, and Residence information to:

**VTE Consulting LLC
1840 W 49th Street Suite#233
Hialeah, FL 33012**

I/We hereby authorize VTE Consulting LLC. to investigate all statements contained in my/our application, if necessary. I/We understand that I/We hereby waive any privileges I/We may have regarding the requested information by releasing it to the above-named party. A copy of this form may be used in lieu of the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Applicate Name _____

Applicate Signature _____



RENT INTERCEPTION

The Condominium Act was amended effective July 1, 2010 to allow an Association to demand that a tenant in possession must pay any future monetary obligation related to unit, i.e. rent, directly to the Association.

Fla. Stat. & 718.166(11)

(11)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owner related to the unit have been paid in full to the association. The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. Pursuant to section 718.116(11), Florida Statutes, the association demands that you pay your rent directly to the condominium association and continue doing so until the association notifies you otherwise.

This is commonly known as “rent interception”, and if the tenant fails to comply, the tenant may be subject to eviction. The statute allows the association to demand the “tenant pay to the association the subsequent rental payments and continue to make such payment until all monetary obligations of the unit owner related to the unit have been paid in full to the association.” The rent interception statute provides the association a tool to preclude an owner, who is often in foreclosure, from pocketing the rent obligation while shorting the owner’s obligation to the association.

As an owner you understand 10% of the rental interception amount is collected as a processing fee for efforts made. Also, you understand that a \$25.00 fee for each notice posted/mailed is also charged to you.

You understand the law that has been stated above and will adhere to such recourse if needed.

Applicant Signature: _____ Date: _____

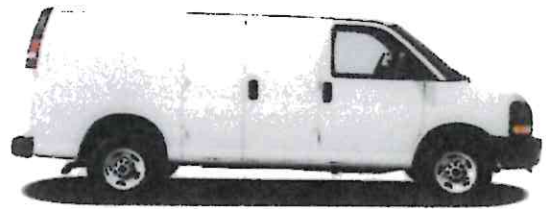
Print Name: _____

**VEHICLES NOT ALLOWED PARKED IN THE
ASSOCIATION**

PICKUP RACKS



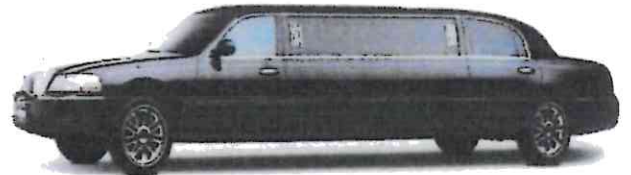
**ALL TYPES OF COMMERCIAL VEHICLES/
VEHICLES WITH SIGNS / LETTERING**



MOVING VEHICLES



LIMOUSINES



**TRUCKS NOT ALLOWED ARE AS FOLLOW:
HEAVY DUTY / LONG BED / F250 / F350**



ANY TYPES OF TRAILERS

