



VTE CONSULTING LLC

INTEGRITY DEFINES ALL ODDS

Palm Spring Gardens Bldg II 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 (2) 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 Payable to VTE Consulting LLC

\$175.00 Per Married couple With a copy of the Marriage certificate

\$100.00 Impact fee payable to Palm Springs Bridge II Condominium

\$500.00 Security Deposit Payable to Palm Springs Move in Move out Fee (Refundable)

**VTE Consulting, LLC
1840 W. 49 Street, Ste 216,
Hialeah, FL 33012**

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

Palm Spring Gardens II Condominium Association, Inc.

E-mail: ninagarcia@vteconsultingllc.com or office@vteconsultingllc.com

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

Restrictions:

New Residents must be interviewed and approved by the Association, with (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: _____



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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) \$175.00 per married couple with the Marriage Certificate.
- ☐ 4) Police Report for each adult over the age of 18 **MUST BE ORIGINAL.**
- ☐ 5) Two Personal Reference Letters per applicant over the age of 18.
- ☐ 6) U.S. Government-issued photo ID per applicant.
- ☐ 7) Copy of Executed Lease or Purchase contract- Must be fully executed.
- ☐ 8) Copy of License (for each applicant over the age of 18).
- ☐ 9) Copy of Vehicle registration (must be valid and unexpired).
- ☐ 10) \$100.00 Impact Fee Payable to Palm Springs Bldg II.
- ☐ 11) \$ 500.00 Security Deposit Move in Move out Fee Payable to Palm Spring Bldg II (Refundable)

If the above requirements are not met, the application will not be accepted. (No Exceptions)

Application and documentation received (Date): _____ Received By: _____

This document must be filed out by the office manager.

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 _____

Applicant #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 #1

Employer	Position:
How Long at Present Job:	
Phone Number #	
Address	

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

Credit Score: _____

3 References (Non-Related to Applicant)

Name	Relationship

Applicant #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

Employer	Position:
How Long at Present Job:	
Phone Number #	
Address	

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

Credit Score: _____

3 References (Non-Related to Applicant)

Name	Relationship

Applicant #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 #3

Employer	Position:
How Long at Present Job:	

Phone Number #
Address

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

Credit Score: _____

3 References (Non-Related to Applicant)

Name	Relationship

Emergency Contact

Name:	Relationship
Phone	
Name	Relationship
Phone:	

Vehicle Information (List ALL Vehicles Owned)

Make	Year	Color	Tag

Children Under 18 years of age:

First Name	Last Name	Age



DISCLOSURE AND AUTHORIZATION AGREEMENT DISCLOSURE

A Consumer report and/or investigative 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 investigative consumer report may be obtained at any time during the application process or at 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 in 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#216
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 Name_____

Applicant Signature_____

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 the 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 owners 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 that 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 that 10% of the rental interception amount is collected as a processing fee for the 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 Name: _____

Applicant Signature: _____

Date: _____

VEHICLES NOT ALLOWED PARKED IN THE
ASSOCIATION

PICKUP RACKS



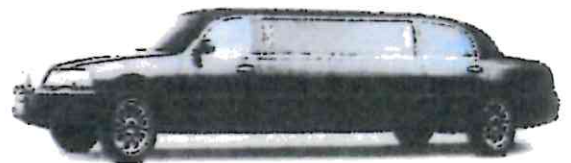
**ALL TYPES OF COMMERCIAL VEHICLES/
VEHICLES WITH SIGNS / LETTERING**



MOVING VEHICLES



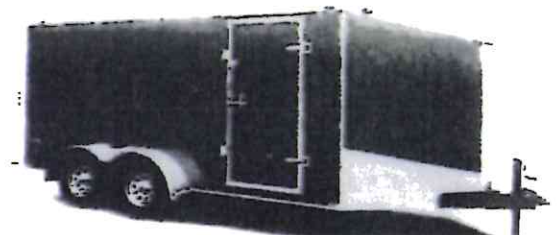
LIMOUSINES



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



ANY TYPES OF TRAILERS





PALM SPRINGS GARDENS CONDO II

INGLAZAMENTO INTERNO DEL CONDOMINIO



MAY 20, 2017
PALM SPRING CONDO II ASSOCIATION
120 ROYAL PALM RD, HIALEAH GARDENS, FL 33016

DOCUMENTO DEL CONDOMINIO PALM SPRINGS GARDENS ASOCIACION EDIFICIO II

CAPITULO PRIMERO -OBJETIVO:

El objetivo del presente reglamento es constituir y establecer las normas de educación, moralidad y buenas costumbres, que deben mantener siempre todos los habitantes del inmueble, con el propósito de garantizar el respeto y la armonía entre los copropietarios del inmueble.

Este reglamento, es parte integral del documento del condominio **Palm Springs Condo II** para todos los efectos legales, y que será aplicado como corresponde a todos los ocupantes del mencionado inmueble, y que el mismo podrá ser modificado únicamente por la asamblea de propietario constituida, de acuerdo con los estatutos contenidos en este reglamento.

Artículo # 1

Los acuerdos tomados por la junta directiva del condominio dispuestos en este reglamento y que no violen el documento del condominio, serán de carácter OBLIGATORIO para todos los copropietarios. Cualquier copropietario que se considere de una forma u otra perjudicado, podrá dirigirse a la junta directiva del condominio y exponer sus razones e inquietudes al respecto.

Artículo #2

Es una función de la junta directiva del condominio, el llamar al orden a los vecinos que hagan algo no permitido dentro del reglamento y en caso necesario denunciar a aquellos que infrinjan la ley de propiedad horizontal o documento de condominio o acuerdos de copropietarios.

CAPITULO SEGUNDO - NORMAS ESPECIALES PARA EL USO DE LOS PARTAMENTOS Y BIENES COMUNES DEL EDIFICIO

Los apartamentos son destinados únicamente para viviendas

1. Los copropietarios solo tendrán derecho a ocupar la parte interior de los apartamentos. Los corredores, vestíbulos y otros bienes comunes deben mantenerse siempre libres, quedando

el respectivo propietario o a falta de copropietario sera efectuado la misma por la persona causante de los daños.

12. Los copropietarios de apartamento arrendados son en todo momento, los responsables de las faltas cometidas en contra de este reglamento, reservandose contra este, las acciones legales pertinentes.

13. Todo copropietario sera responsable de las molestias que causen los visitantes de su apartamento.

14. Los copropietarios y ocupantes del edificio tendran el mayor cuidado en no utilizar en forma anormal las instalaciones y bienes comunes del edificio.

15. Queda terminantemente prohibido que los niños, jueguen, patinen, usen patinetas o paseen en bicicletas, triciclo u otro similar en la entrada principal, en los pasillos, escaleras, en las rampas de accesos al mismo, estacionamiento y otras areas comunes.

16. **HORARIO DE MUDANZAS:** debe realizarse 9:00 am a 6:00 pm, la mudanza se coordina a travez de la asociacion. Para la mudanza los interesados seran responsable de los daños que se puedan producir en el edificio y en los ascensores por este motivo. Asi mismo, deberan hacerse cargo de la limpieza, rayones a los pasillos en la trasportacion de muebles y otros objetos que con motivo de la mudanza o traslado se pueda ocasionar, debe deshacerse de los desperdicios o envases acumulados.

17. Los copropietarios de cada apartamento, debera abstenerse de producir toda clase de ruidos molestos que perturben la tranquilidad del vecino.

De acuerdo a lo que determina la ley de propiedad horizontal:

Queda terminantemente prohibido producir ruidos, musica o sonidos de cualquier indole, perturben la salud, el reposo o la tranquilidad de los residentes del edificio. En ningun caso, podran funcionar los aparatos de musica a altas horas de la noche, de forma que se pueda escuchar en los apartamentos colindantes.

CAPITULO TERCERO: MODIFICACIONES EXTERIORES

el uso de autos. Los estacionamientos de visita son solo para ese fin los copropietarios no pueden usarlos en nignun momento, para evitar molestias. Los copropietarios deben coseguir, estacionamientos para los vehiculos adicionales que se posea, ya que las restantes areas asfaltadas son para circulacion. **ESTA TERMINANTEMENTE PROHIBIDO ESTACIONARSE EN ELLAS.**

En el area de estacionamiento esta prohibido terminantemente:

1. Estacionar camiones.
2. Estacionar en areas de circulacion, tanto de vehiculos como de peatones o en areas verdes
3. Arrojar objetos que impidan, molesten o entorpezcan la circulacion o ensucien el area.
4. UTILIZARLOS PARA LAVAR O EFECTUAR REPARACIONES MAYORES A LOS VEHICULOS.
5. TOCAR CORNETAS O SIMILAR PARA LLAMAR LA ATENCION.
5. Ocupar los puestos de estacionamientos diferentes al asignado.
6. Jugar con Pelotas patines, bicicletas u otros objetos veloces con fin de evitar daños a los vehiculos.
7. CIRCULAR A EXCESO DE VELOCIDAD. La velocidad maxima en areas de parqueo es de 5 millas.

CAPITULO SEXTO: CUARTO DE LAVADORAS

- El horario del lavado es de 7:00 am a 11:00 pm. Despues de las 11:00 pm queda prohibido lavar para evitar ruidos, que molestan a los copropietaros.
- Mantener el cuarto de lavado limpio a su vez limpiar los filtros de la secadora.

5. No poner basura en el pasillo cuando la puerta del ducto este serrada.
6. Las puertas de los cuartos de basura deben permanecer serradas. El horario de basuras es de 7 am a 11 pm no echar basura fuera de ese horario por que molestan a los vecinos.
7. Queda teminantemente prohibido botar muebles efectos electricos, colchones, TV, mesas, sillas y otros objetos grandes.

Se debe tener sumo cuidado, en el uso de los fregaderos, lava manos e inodoros, evitar lanzar desperdicios de comida, papeles y toda clase de objetos que genere o que produsca tupicion a las cañerias.

Es impresindible el ahorro del AGUA poque entre mas se ahorre, mas beneficio obtendremos. Por favor hagamos un esfuerzo en el ahorro delpreciado liquido.

DIRECTIVA DEL CONDOMINIO:

Tratemos de cumplir con este reglamento para evitar ser multados con cuotas que podrian oscilar entre \$10.00 hasta \$100.00 segun su gravedad; recuerde que las camaras de vigilancia estan grabando las 24 horas.

Atentamente,
Junta Directiva