



Vista Al Lago 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:

\$175.00 per married couple with a copy of the Marriage Certificate.

\$150.00 Per Person Over the age of 18 years old, Payable to Vte Consulting LLC.

\$100.00 Impact fee payable to Vista a Lago Condominium

\$30.00 Background Check, Money Order, or Cashier's check- Made payable to VTE Consulting LLC.

Please note application takes from 20-25 business days. If you would like to rush in 7-10 business days, there is a fee of \$100.00.

******* No application will be considered and will be automatically denied if a national background check and full credit report cannot be conducted.** A maximum of 2 occupants allowed per bedroom. Minimum of 650 credit score for all applicants.

ONCE THE SALE IS FINAL, IT IS IMPERATIVE THAT YOU FORWARD US A COPY OF THE WARRANTY DEED AND SETTLEMENT STATEMENT INDICATING THE DATE OF THE CLOSING AND NAME(S) OF THE OWNER. Without this information, we can not update our system.

Applicant Name Print _____ Applicant Signature _____ Date _____

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Vista al Lago Condominium Association, Inc.

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

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

VTE Consulting LLC, 1840 West 49 Street, Ste 216, Hialeah, FL 33012, 305-603-7879

Restrictions:

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

- Residents are permitted to move into the building between the hours of 9:00 A.M. - 4:30 P.M. Monday through Friday.
- If you are having work done in your unit it must be done between the hours of 9:00A.M. - 4:30 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 dumpster container. If boxes are not broken down Unite will receive a Violation fine of \$100.00
- **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:

Restrictions:Unit#: _____

Signature of Applicant:_____Date:_____

Signature of Applicant:_____Date:_____

Signature of Owner_____Date:_____

All Applicants must sign

No excess furniture from move in or out may be left by the dumpster area. A fine will be given to the unit owner which will impact the security deposit.



VTE CONSULTING LLC
INTEGRITY DEFINES ALL ODDS

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: Sale _____

Applicant #1

First Name:	Middle Name:	Last Name:
D.O.B:	Social Security #:	
Driver License State:	Driver License #:	
Phone Number #	Atl Phone #:	
Email:		

Employment of Applicant #1

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

Applicant #1:

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



Applicant #2

First Name:	Middle Name:	Last Name:
D.O.B:	Social Security #:	
Driver License State:	Driver License #:	
Phone Number #	Atl Phone #:	
Email:		

Employment of Applicant #2

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

Applicant #2:

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

Applicant #3

First Name:	Middle Name:	Last Name:
D.O.B:	Social Security #:	
Driver License State:	Driver License #:	
Phone Number #	Atl Phone #:	
Email:		

Employment of Applicant #3

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

Applicant #3:

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

Three References (Non-Related to Applicant)

Name:	Relationship:
1.	
2.	
3.	

Emergency Contact:

Name:	Relationship:
Phone:	
Name	Relationship:
Phone:	

VEHICLE INFORMATION

Make	Year	Color	Tag
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PET'S INFORMATION

Name	Type	Weight	Tag
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Vaccione



Rush: Yes____ No____ (additional fee required).

- ☐ 1) Fully completed Application.
- ☐ 2) \$175.00 per married couple with the Marriage Certificate.
- ☐ 3) \$150.00 Money Order or Cashier's check - Made payable to VTE Consulting LLC.
- ☐ 4) \$30.00 Background Check, Money Order, or Cashier's check- Made payable to VTE Consulting LLC.
- ☐ 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) Sales Only. Please provide proof of income.
- ☐ 9) Copy of License (All Adults over the age of 18).
- ☐ 10) Copy of vehicle registration (All vehicles owned).
- ☐ 11) Copy of vehicle insurance (All vehicles owned).
- ☐ 12) Signed and acknowledged receipt of Rules and Regulations.
- ☐ 13)\$100.00 Impact Fees payable to Vista Al Lago Condominium.

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 filled out by the office manager.

VISTA AL LAGO CONDOMINIUM ASSOCIATION
CONDOMINIUM RULES AND REGULATION

1. **Tenants are not permitted to have any pets.**
2. **Owners Only** - Pets may be kept in a unit and can not cause any nuisances. Pets' owners are responsible for the behavior of their pets. Pets cannot exceed 20 pounds. No more than one pet is allowed per unit.
 - a. **Owners Only - Pet Owners must pick up after their pets to maintain the hygiene of the property. Be informed that this RULE will be strictly enforced.**
 - b. **Owners Only** - All pets must be walked on a leash in the designated area. No pets are allowed to be left unattended in the common areas. **Be informed that this RULE will be strictly enforced**
3. No furniture, construction materials, mattresses, tvs, electronics can be disposed of at the dumpster area., etc. **Be informed that this RULE will be strictly enforced. Fines will be assessed to the unit owner for non-compliance.**
4. **All boxes must be broken down before throwing them in the dumpster.**
5. **NO riding bikes, scooters, skateboards or playing ball** anywhere on the condominium property. This is only for the safety of everyone on the property. Parents are responsible for ensuring their children are properly supervised while on the property. Notices will be sent to unit owners who do not comply and fines may be assessed to the unit for non-compliance.
6. No loud music, or nuisances to other residents is allowed at any time. Residents should always have the music at a moderate volume.
7. **Motorcycles, Mopeds, EBikes, Commercial trucks, Campers, Motor Homes, Trailers, Boats and Boat Trailers are prohibited on the property.** Notices will be sent to unit owners who do not comply and fines may be assessed to the unit for non-compliance.
8. **Vehicle maintenance is not permitted in the condominium property.** All vehicles must be operable and must have their proper current tag. Notices will be sent to unit owners who do not comply and fines may be assessed to the unit for non-compliance.
9. **No feeding of animals** (cats and ducks) in the common areas of the Community(hallways, green areas, or any other areas outside your unit). Notices will be sent to unit owners who do not comply and fines may be assessed to the unit for non-compliance.
10. **No barbeques** permitted on balconies, front of the units or any other common areas. Notices will be sent to unit owners who do not comply and fines may be assessed to the unit for non-compliance.
11. **No furniture, door mats, bicycles, storage units, storage bins** are allowed to be in the front of the apartment per Miami-Dade fire code. **Keep hallways and stairways clean.**
12. No windows are allowed to be covered with **metal shutters/accordion shutters** unless we are under the threat of a hurricane. Once the hurricane passes all metal shutters/accordion shutters must be removed.

As per Chapter 718 F.S, the Board of Directors has the right to place fines against all the residents that do not comply with the rules and regulations of the Association.

First, we will notify the tenant(if rented) and/or the owner of the property, and we will grant a period of time to correct the violation; if the violations are not corrected in the specified time, we will send a final notice with a hearing date to impose the fines. We will impose a \$100.00 fine per day up to **\$1,000.00**. The fines will be applied to the property owners even if they are rented.

Thank you for your cooperation
Vista al Lago Condominium Association
Board of Directors



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: _____

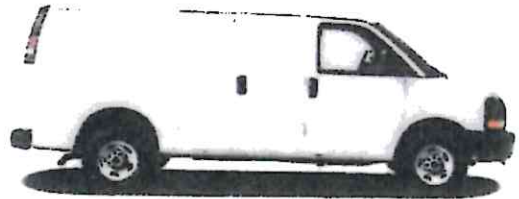
Date: _____

VEHICLES NOT ALLOWED PARKED IN THE ASSOCIATION

PICKUP RACKS



ALL TYPES OF COMMERCIAL VEHICLES/ VEHICLES WITH SIGNS / LETTERING



MOVING VEHICLES



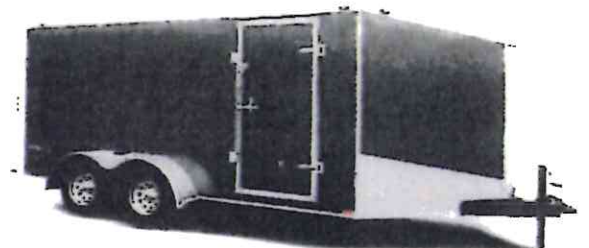
LIMOUSINES



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



ANY TYPES OF TRAILERS



VISTA AL LAGO
CONDOMINIUM ASSOCIATION

CONDOMINIUM RULES AND REGULATIONS

1. Pets may be kept in a unit and can not cause any nuisances. Pets' owners are responsible for the behavior of their pets. Pets cannot exceed 20 pounds. No more than one pet allow per unit for owners only. Tenants are not permitted to have any pets.
 2. **Pets' owners must pick up after their pets to maintain the hygiene of the property. Be informed that this RULE will be strictly enforced.**
 3. All pets must be walked in a leash in the designated area. No pets are allowed to be left unattended in the common areas. **Be informed that this RULE will be strictly enforced.**
 4. No furniture, construction materials, mattresses, tvs, electronics can be dispose in the property, etc. All these materials increase the cost of the trash collection. **Be informed that this RULE will be strictly enforced.**
 5. Children are not permitted riding bikes or skateboards in the condominium, this is only for the safety of our kids. Parents are responsible for ensuring their children are properly supervised while using common elements.
 6. No loud music, or nuisances to other residents is allowed at anytime. Residents should always have the music at a moderate volume.
 7. Commercial trucks, campers, motor homes, trailers, boats and boat trailers are prohibited. Vehicle maintenance is not permitted in the condominium property. All vehicles must be operable and must have their proper current tag.
 8. No feeding of animals (cats and ducks) in the common areas of the Community(hallways, green areas, or any other areas outside your unit).
 9. No barbeques permitted in the balconies, front of the units or any other common areas.
- As per Chapter 718 F.S, the Board of Directors has the right to place fines against all the residents that do not comply with the rules and regulations of the Association.
 - First, we will notify the tenant(if rented) and the owner of the property, and we will grant a period of time to correct the violation; if the violations are not corrected in the specified time, we will send a final notice with a hearing date to impose the fines. We will impose **\$100.00** fine per day up to **\$1,000.00**. The fines will be applied to the property owners even if they are rented.

Thank you for your cooperation,

Vista al Lago Condominium Association
Board of Directors

**VISTA AL LAGO CONDOMINIUM ASSOCIATION
REGLAS Y REGULACIONES DEL CONDOMINIO**

- 1) Los inquilinos no se les permiten Tener mascotas.
- 2) Dueños Solamente- Las mascotas deben ser mantenidas en la unidad y no pueden causar molestias. Los dueños de mascotas son responsables por el comportamiento de estas. Las mascotas no pueden exceder 20 libras y solo es permitido una por unidad para los propietarios solamente.
 - a) Los dueños de mascotas tienen que limpiar los desperdicios de sus mascotas en las áreas comunes para mantener la higiene de la Comunidad. Esta regla será estrictamente enforzada.
 - b) Todas las mascotas deben tener su correa cuando la estén caminando y solo en el área designada para ellas. Esta regla será estrictamente enforzada.
- 3) No se permite botar muebles, materiales de construcción, colchones, tvs, electrónicos etc. Todos estos materiales incrementan el costo de la basura. Esta regla será estrictamente enforzada.
- 4) Todas las cajas deben ser partidas antes de tirarlas al contenedor.
- 5) No se permite andar en bicicleta, patineta ni jugar a la pelota en ningún lugar del condominio. Esto es solo para la seguridad de todos en la propiedad. Los padres son responsables de asegurar que sus hijos estén debidamente supervisados mientras estén en la propiedad. Se enviarán avisos a los propietarios que incumplan esta norma y se podrán imponer multas a la unidad por incumplimiento.
- 6) No se permite música alta o molestias a otros residentes en ningún momento. Los residentes deben mantener la música en un volumen moderado.
- 7) Se prohíben motocicletas, ciclomotores, bicicletas eléctricas, camiones y van comerciales, caravanas, casas rodantes, tráileres botes y remolques de embarcaciones en la propiedad. Se enviarán avisos a los propietarios de unidades que no cumplan y se pueden aplicar multas a la unidad por incumplimiento.
- 8) No se permite hacer mantenimiento de vehículos en la propiedad del condominio. Todos los vehículos deben estar operativos y deben tener la chapa actualizada. Se enviarán avisos a los propietarios de unidades que no cumplan y se puede aplicar multas a la unidad por incumplimiento.
- 9) No se permite alimentar a animales (gatos y pates) en las áreas comunes de la comunidad pasillos, zonas verdes ni en ninguna otra área fuera de la unidad). Se enviarán notificaciones a los propietarios que incumplan esta normativa y se podrán imponer multas a la unidad por incumplimiento.
- 10) No se permiten barbacoas en balcones, frente de las unidades o cualquier otra área común. Se enviarán noticias a los propietarios de unidades que no cumplan y se pueden aplicar multas a la unidad por incumplimiento.
- 11) No se permite muebles, felpudos, bicicletas, unidades de almacenamiento ni contenedores de almacenamiento en el frente del apartamento según el Código de Incendios de Miami- Dade. Los pasillos y debajo las escaleras deben permanecer limpio.
- 12) No se permite cubrir ventanas con persianas metálicas ni contraventanas de acordeón, a menos que exista amenaza de huracán. todas las persianas metálicas deben retirarse

Por lo establecido en el Capítulo 718 de Los estatutos de la Florida La Junta directiva tiene el derecho de imponer multas a los residentes que incumplan con las regulaciones de la Asociación.

Primero, se le notificará al inquilino (si esta rentada la unidad) y al propietario, y se le concederá un periodo de tiempo para corregir la violación no es corregida en el tiempo especificado, se le enviara un aviso final con una fecha de vista donde se le impondrán las multas. Se puede imponer multas de \$ 100.00 por día hasta \$1.000.00 Las multas serán cargadas al propietario de la unidad

Gracias por su cooperación,

Junta Directiva

Vista Al Lago Condominios

VISTA AL LAGO CONDOMINIUM ASSOCIATION
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Board of Directors