



## **Calusa Club Village Condominium Association, Inc.**

### **Application for Consent to Lease or For Sale**

This application form fully completed to include, a copy of all proposed sales/rental contract, photocopy of picture ID, 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 (except husband/wife or parent/dependent child under the age of 18).**

**\$175.00 Per Married couple with a copy of the Marriage Certificate.**

**\$200.00 Impact fee payable to Calusa Club Village Condominium.**

**Payable to VTE Consulting, LLC  
1840 W. 49 Street, Ste 216, 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.**

**Calusa Club Village Condominium Association, Inc.**

Email: [ninagarcia@vteconsultingllc.com](mailto:ninagarcia@vteconsultingllc.com) or [office@vteconsultingllc.com](mailto: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



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- Made payable to VTE Consulting LLC.
- ☐ 4) \$200.00 Impact fee payable to Calusa Club Condominium.
- ☐ 5) Police Report for each adult over the age of 18 **MUST BE ORIGINAL.**
- ☐ 6) Two Personal Reference Letters per application over the age of 18.
- ☐ 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 (if you are registering a vehicle with the association).
- ☐ 10) Copy vehicle insurance (if you are registering a vehicle with the association).
- ☐ 11) Signed and acknowledged receipt of Rules and Regulations.

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

Application and documentation received (Date): \_\_\_\_\_ Received by: \_\_\_\_\_.

**This document must be 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 49<sup>th</sup> 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: \_\_\_\_\_

**CALUSA CLUB VILLAGE CONDOMINIUM ASSOCIATION, INC.**

**VTE CONSULTING LLC**

**1840 WEST 49TH STREET Suit #216 HIALEAH, FL 33012**

**PET AFFIDAVIT**

NAME OF LESSEE \_\_\_\_\_

UNIT NO. \_\_\_\_\_

**ANIMAL INFORMATION:**

WEIGHT

BREED

COLOR(S)

NAME OF PET

The undersign hereby understands and agrees to maintain his/her pet(s) contained within a Unit. No pet(s) may be maintained within a Unit if such pet constitutes a nuisance or annoyance to the owners of other units. Pet(s) outside in the common areas Must be on a leash and accompanied by an adult at all times.

The association has designated a green area adjacent to the perimeter concrete wall assigned for dog waste. Your dog's waste must be picked up after your dog.

By signing this affidavit, I understand and agree that failure to follow the above-mentioned instructions will have my pet(s) removed from Calusa Club Village Condominium Association, and the unit lease agreement between the unit owner and tenant may be terminated as a result of such failure.

\_\_\_\_\_  
**Signature of Unit Owner/Pet's Owner**

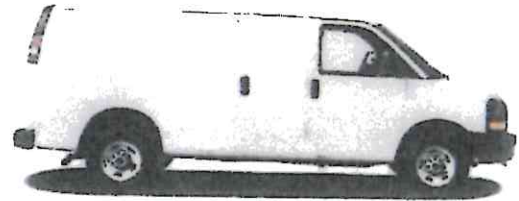
\_\_\_\_\_  
**Date**

**VEHICLES NOT ALLOWED PARKED IN THE  
ASSOCIATION**

**PICKUP RACKS**



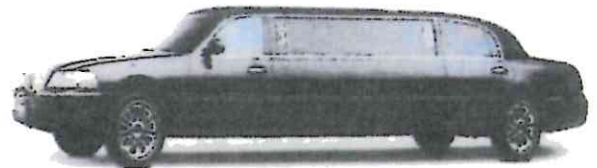
**ALL TYPES OF COMMERCIAL VEHICLES/  
VEHICLES WITH SIGNS / LETTERING**



**MOVING VEHICLES**



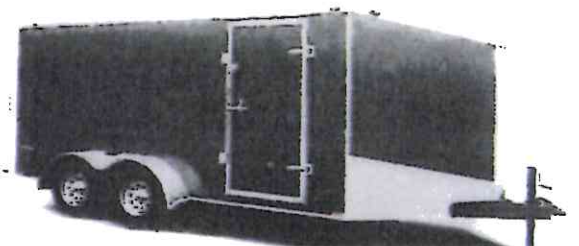
**LIMOUSINES**



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



**ANY TYPES OF TRAILERS**





**CALUSA CLUB VILLAGE BUILDING C WEST CONDOMINIUM ASSOCIATION, INC.**

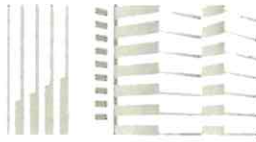
Dear Owners and Residents

Please follow the following rules and regulations:

1. **Unauthorized Tenants:** All rentals and sales must complete the application process with the management company and be approved by the Board of Directors prior to moving in.
2. **Working Hours:** Any work to be completed inside the unit is allowed Monday-Friday from 9:00 am to 5:00 pm. Violators of this rule will be subject to being fined.
3. **Illegal Parking of Vehicles:** There are no procedures for parking and decals are mandatory. Please make sure you contact the POA for further explanation. If you do not have a decal you are at risk of being towed.
4. **Pets in Unit:** All pets must comply with the POA rules and regulations. No pet can weigh more than 25lbs. All pets must also be registered with the POA. Only one pet per unit is allowed. (dog or cat)
5. **Satellite Dishes:** Satellite dishes cannot be attached to the roof. In the event the resident moves out of the building or change providers, it is the responsibility of the owner to remove the old dish and repair the affected wall. Failure to remove the dish and repair the wall the association will do. The bill for such will be added to the account and a letter will be sent to the owner.
6. **Mechanic Work in the Parking Area:** No mechanical work is allowed within the Calusa Club Village community. Violators will be fined.
7. **Washing of Vehicles in Parking Lot:** No washing of vehicles is allowed within the Calusa Club Village community. Violators will be subject to a fine.
8. **Odors and Noise:** Please maintain noise level on a normal basis. This is a residential community. After 11:00 pm noise is not permitted. Also please make sure the unit is in good sanitary condition.
9. **Sink-** Please make sure you are not placing anything down the sink as debris or large amounts of grease. This clogs the lines and creates an expense.

Por favor siga las siguientes reglas y regulaciones:





## VTE CONSULTING LLC

INTEGRITY DEFINES ALL ODDS

1. **Inquilinos no autorizados:** todos los alquileres y ventas deben completar el proceso de solicitud con la empresa administradora y ser aprobados por la Junta Directiva antes de mudarse.
2. **Horas de trabajo:** Cualquier trabajo que se realice dentro de la unidad está permitido de lunes a viernes de 9:00 am a 5:00 pm. Los infractores de esta regla estarán sujetos a ser multados.
3. **Estacionamiento ilegal de vehículos:** No existen procedimientos para el estacionamiento y las calcomanías son obligatorias. Asegúrese de ponerse en contacto con el POA para obtener más explicaciones. Si no tiene una calcomanía, corre el riesgo de ser remolcado.
4. **Mascotas en la Unidad:** Todas las mascotas deben cumplir con las normas y reglamentos de POA. Ninguna mascota puede pesar más de 25 libras. Todas las mascotas también deben estar registradas en el POA. Solo se permite una mascota por unidad. (perro o gato)
5. **Antenas parabólicas:** Las antenas parabólicas no se pueden fijar al techo. En caso de que el residente se mude del edificio o cambie de proveedor, es responsabilidad del propietario retirar el plato viejo y reparar la pared afectada. En caso de no retirar el plato y reparar la pared lo hará la asociación. La factura correspondiente se agregará a la cuenta y se enviará una carta al propietario.
6. **Trabajos mecánicos en el área de estacionamiento:** No se permiten trabajos mecánicos dentro de la comunidad de Calusa Club Village. Los infractores serán multados.
7. **Lavado de vehículos en el estacionamiento:** No se permite el lavado de vehículos dentro de la comunidad de Calusa Club Village. Los infractores estarán sujetos a una multa.
8. **Olores y ruido:** mantenga el nivel de ruido de manera normal. Esta es una comunidad residencial. Después de las 11:00 no se permite el ruido. También asegúrese de que la unidad esté en buenas condiciones sanitarias.
9. **Fregadero:** asegúrese de no colocar nada en el fregadero como escombros o grandes cantidades de grasa. Esto obstruye las líneas y crea un gasto.