



VTE CONSULTING LLC
INTEGRITY DEFINES ALL ODDS

**5050
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, and two letters of recommendation for each applicant over the age of 18.

A cashier's 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. All applications must be turned in person.

****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 Over the age of 18 years old, Payable to VTE Consulting LLC (\$175 per married couple with a marriage certificate)

\$100.00 Impact fees payable

\$30.00 Money order or cashier's check made payable to VTE Consulting LLC, per applicant over the age of 18 (Background check)

\$500.00 Security Deposit is move-in, move-out refundable after moving out

\$250.00 Pet Fee Payable 5050 Condominium

Please note that the application takes from 20 to 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.

ONCE THE SALE IS FINAL, YOU MUST 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't update our system.

Applicant Print: _____ Applicant Signature: _____ Date: _____

Applicant Print: _____ Applicant Signature: _____ Date: _____

5050 Condominium Association, Inc.
Email: Ninagarcia@vteconsultingllc.com or Office@vteconsultingllc.com
1840 West 49th Street suite#216 Hialeah, FL 33012
305-603-7879

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 a (5) day advance notice of move-in or out.

- Residents are permitted to move into the building between the hours of 8:00 A.M. and 3:00 P.M. Monday through Friday.
- If you are having work done in your unit, it must be done between the hours of 9:00 A.M. and 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.
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- **If the 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: _____

All Applicants must sign.

*****No excess furniture left by the dumpster area. A fine will be given to the unit owner, which will impact the security deposit.*****



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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 submitted to the Management's office.

Application For: Lease _____ OR 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:



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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

PET'S INFORMATION ONLY OWNER

Name	Type	Weight	Tag

Vaccione	
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Rush: Yes ___ No ___ (additional fee required)

- 1) Fully completed Application
- 2) \$150.00 Money Order or Cashier's check per applicant - Made payable to VTE Consulting LLC
- 3) 100.00 Impact Fee Money Order or Cashier's check made payable to 5050 Condo
- 4) \$30.00 Background Check Money Order or Cashier's check per applicant- Made payable to VTE Consulting LLC
- 5) Security Deposit \$500.00 Security Deposit (Refundable after moving out)
- 6) Two Reference letters per applicant (NO Relative may write a letter of recommendation)
- 7) U.S. Government-issued photo ID per applicant
- 8) Copy of Executed Lease or purchase contract- Must be fully and executed
- 9) Sales Only: Please provide proof of income.
- 10) Copy of License (All Adults over the age of 18)
- 11) Copy of vehicle registration (If you are registering a vehicle with the association)
- 12) Copy of vehicle insurance (If you are registering a vehicle with the association)
- 13) Signed and acknowledged receipt of Rules and Regulations.

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

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



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#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 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: _____

5050 CONDOMINIUM ASSOCIATION

PET AFFIDAVIT

NAME OF LESSEE _____

UNIT NO _____

ANIMAL INFORMATION:

WEIGHT

BREED

COLOR(S) OF PET

NAME OF PET

The undersigned 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 area must be on a leash and accompanied by an adult at all times.

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 may result in the removal of pet(s) from the premises and the unit lease agreement between the unit owner and tenant may be terminated as a result of such violation

Signature of Unit owner/Pet's Owner

Date



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Pets

Only one pet per unit is allowed. A pet may not weigh more than 20 pounds.

A Owner/Renter may only keep parakeets, canaries, fish, cats, dogs in the Unit.

No exotic pets are allowed.

The pet must be listed on the lease at the start of it. Acquiring a pet during a current lease is prohibited.

Owner/Renter must register their pet with the property management. Pet registration fee of \$150 must be collected before moving pet into building.

The right to keep said pet by any unit owner may be revoked at any time by the decision of the Board of Directors in the exercise of their judgement, and in their sole discretion; and upon such revocation, the Unit Owner/Renter shall forthwith remove the pet which the Board of Directors directs the owner to remove from the unit. The Owner/Renter will have no recourse against the Members of the Association or the Board of Directors or the Association for any decision made regarding the removal of pets from the Unit. During such time when a cat or dog is housed in a Unit, the owner will hold the Corporation harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained by or asserted against the Corporation and the Members of its Board by reason of acts of said cat or dog committed in or about the Condominium Property. The Unit Owner/Renter will be responsible for the repair of all damage resulting from acts of said cat or dog.

Please have pet relieve themselves outside the property.

Pet owner is responsible for picking up their pet droppings and disposing of these droppings. Dog and Cat should always be with their owner and on a leash while they are in property's common areas.

No pet allowed in pool area. Pet owners must clean after their pet if they relieve themselves in property's common areas.

Pet must not be kept on the balconies.

Excessive barking is not permitted. Pet who become a nuisance will be asked to be removed. Owners of pet brought unto the property must adhere to the above rules and restrictions.

A fine of \$25 or more will be assessed to any owner/tenant in violation of the above stated rules.

If you witness a pet owner violating these rules, please note the date, time and unit number involved, and forward the information to the property management.



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The pet must be listed on the lease at the start of it. Acquiring a pet during a current lease is prohibited.

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A picture of pet must be provided

Pet is spayed / neutered (must provide documentation)

Pet is up to date on inoculations (must provide documentation)

The right to keep said pet by any unit owner may be revoked at any time by the decision of the Board of Directors in the exercise of their judgement, and in their sole discretion; and upon such revocation, the Unit Owner/Renter shall forthwith remove the pet which the Board of Directors directs the owner to remove from the unit. The Owner/Renter will have no recourse against the Members of the Association or the Board of Directors or the Association for any decision made regarding the removal of pets from the Unit. During such time when a cat or dog is housed in a Unit, the owner will hold the Corporation harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained by or asserted against the Corporation and the Members of its Board by reason of acts of said cat or dog committed in or about the Condominium Property. The Unit Owner/Renter will be responsible for the repair of all damage resulting from acts of said cat or dog.

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RULES AND REGULATIONS OF
5050 CONDOMINIUM

1. All Condominium Units shall be used solely for residential purposes. No Condominium Unit, whether owned or leased, may be used to conduct any trade or business, the conduct of which would require the license or certification from any municipal, county, state or federal agency or licensing authority.
2. Unit Owners and Occupants shall not use or permit any use of their premises which would constitute immoral, improper, offensive, or unlawful use; further, no use may be made which would be in violation of any federal, state, county, or municipal law, statute, ordinance or administrative rule or regulation, or would be injurious to the reputation of the Condominium.
3. Children, whether they be guests or residents, shall not be permitted to play in the walks, corridors, or stairways of the Condominium Property.
4. The Common Elements shall be used for furnishing the services and facilities for which they were reasonably intended, and said Common Elements shall not be abused, defaced, littered or obstructed in any way.
5. All structural changes or alterations to any Unit, or any Common Element shall be made only pursuant to the Declaration of Condominium.
6. No nuisance shall be allowed upon the Condominium Property nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the Condominium Property by its residents. Unit Owners and Occupants shall be permitted to keep small pets, not to exceed twenty (20) pounds, provided that the maintenance of such pets in their Condominium Units shall not constitute a nuisance. No pet shall be allowed out of the direct personal accompaniment of its owner or agent and must at all times be carried or walked on a short leash and at heel when in any of the common areas of the Condominium. It shall be the obligation of the Association to promulgate and enforce whatever rules and regulations it deems appropriate to prevent the abuse of the pet privilege by those Unit Owners and Occupants having pets. Any pets causing or creating a nuisance or disturbance shall be permanently removed from the Condominium Property forthwith upon written notice from the Board of Directors of the Association, acting through one of the duly elected Officers of the Association. The determination as to whether there has been any violation of this Rule 6, shall be made solely by the Association.
7. No radio or television antenna, or any wiring for any purpose may be installed upon the exterior of the building without the express written approval of the Association.
8. Televisions, radios and musical instruments must be used at such times as will provide a minimum of disturbance to other Apartment Owners.
9. No unit owner or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association, nor shall he attempt to send any of such employees upon private business of such unit owner or resident.
10. The use of all recreational facilities shall at all times be governed by the Rules and Regulations promulgated by the Association.

EXHIBIT "6"
62.-

11. The Association, through its Managing Agent, may retain a passkey to each Condominium Unit for utilization only in the event of an emergency, such as fire, leakage, etc. No Condominium Unit Owner shall alter any lock or install a new lock on any door of the premises without the written consent of the Association. In the event such consent is given, the Condominium Unit Owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to each Condominium Unit.

12. No awnings or other projections shall be attached to the outside walls of the building.

13. The exterior staircases and walkways shall be used only for the purposes intended, and shall not be used for the hanging of garments or other objects, or for the cleaning of rugs or other household items.

14. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls or on the staircase landings.

15. No Unit Owner shall in any way affix any "for sale" or "for rent" signs or any other kind of notice to the exterior of his Condominium Unit nor in any other way allow any signs to be visible to the general public from within his Condominium Unit.

16. No Unit Owner shall, without first obtaining the prior written consent of the Board of Directors make any alteration, modification, decoration, repair, replacement, enclosure or change of the Common Elements, Limited Common Elements, balcony, or terrace or the exterior surface of any door or doorjamb which opens into any of the Common Elements or common areas of the Condominium Property, or any exterior hallway lights, including but not limited to the erection of any awning, fixtures, storm shutters, or other devices, paintings, or wall coverings, or any other changes or alteration which would in any way or manner whatsoever change the physical or visual appearance of any portion of the Condominium Property.

17. The building rules and regulations heretofore enumerated shall be deemed in effect until amended by the Association and shall apply to and be binding upon all Condominium Unit Owners.