

RENTAL APPLICATION

Meadows on the Green
100 Meadows Circle
Boynton Beach, FL 33436
Phone 561-967-9489

CHECK LIST:

Date of Application _____
Unit #: _____

Expected Move in Date: _____

_____ \$100.00 Payable to: Meadows on the Green (Cashier's Check or Money Order)

_____ Copy of Drivers License and Social Security Card of each Applicant

_____ Copy of Signed Lease from Landlord

_____ Copy of Car Registration

_____ Signed copy of Residential Leasing Guidelines (In this packet Page 3 of 6)

_____ Signed copy of Lease Addendum for Drug-Free Housing (In this packet Page 4 of 6)

_____ Signed copy of Rules & Regulations (In this packet Page 5 of 6)

_____ Signed copy of Lease Addendum (In this packet Page 6 of 6)

****You should then take this packet to the office of Meadows on the Green****

THE ASSOCIATION WILL THEN SCHEDULE THE FOLLOWING:

_____ Interview with the Board of Director's for BOTH the Landlord & Tenant.

- Application must be submitted TWO WEEKS before consideration.
- Interview is by APPOINTMENT ONLY during the Office Hours of Monday-Friday 10am to 3pm. The Office will contact you AFTER you've submitted the Application to schedule your Interview.
- BOTH Applicant & Co-Applicant MUST BE present for the Interview.
- Clickers, Pool Keys and Gym Keys are available for purchase after the interview.(\$50 each key)
- No more than 2 Parking Decals will be issued per Unit by the Association during the Interview.
- A VET REPORT IS REQUIRED FOR ALL PETS.

NO EMAIL OR FAXES ALLOWED!!!

***** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED *****

Meadows on the Green
RENTAL APPLICATION

UNIT # Rental period to

OWNER OF PROPERTY TEL # () -

PROPERTY ADDRESS MEADOWS CIRCLE BOYNTON BEACH, FL 33436

PROPERTY OWNERS EMAIL

APPLICANT'S NAME SS# - -

Current Address DOB / /

City: State: Zip: Phone:

Email Address:

CO-APPLICANT'S NAME SS# - -

Current Address DOB / /

City: State: Zip: Phone: - -

Email Address:

Number of people who will occupy unit ADULTS CHILDREN

Name of minors who will occupy the unit:

- 1. Age
2. Age
3. Age

AUTOMOBILE INFORMATION

Year Make Model Tag# State

Year Make Model Tag# State

PETS (VETERNARIAN REPORT REQUIRED)

KIND OF ANIMAL WEIGHT COLOR

KIND OF ANIMAL WEIGHT COLOR

PRESENT EMPLOYER

Name _____ Phone _____ - _____ - _____

How Long _____ Annual Income _____ Supervisor _____

Co-APPLICANT'S EMPLOYER

Name _____ Phone _____ - _____ - _____

How Long _____ Annual Income _____ Supervisor _____

CURRENT LANDLORD

Name _____ Phone _____ - _____ - _____

Address _____ How Long? _____

REASON FOR MOVING _____

PREVIOUS LANDLORD

Name _____ Phone _____ - _____ - _____

Address _____ How Long? _____

Will this be your year round address? Yes _____ No _____

If not, please list address where you would like us to direct all mail

Phone _____ - _____ - _____ Email _____

NAME OF REAL ESTATE COMPANY USED

Name _____ Phone _____ - _____ - _____

Agent _____

RESIDENTIAL LEASING GUIDELINES

I/We declare that the information provided is true and correct. Willful misrepresentation will void any lease, contract or agreement entered into in connection with this Application.

I/We authorize the Association or its agent to obtain and verify a consumer credit background report and understand that an investigation may be conducted to determine mode of living, financial ability, personal character and general reputation.

A fully executed copy of the lease agreement must accompany the application along with **\$100.00** for the **non-refundable application fees** made out to Meadows on the Green Condominium Association at least 14 days prior to the move in date.

I/We have received and read the Condominium Rules and Regulations of Meadows on the Green Condominium Association. Any violation of these Rules and Regulations WILL result in fines to the unit owner of not less than \$100.00 nor more than \$1,000.00 per each incident of violation and Immediate Eviction.

The Unit Owner will be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Association) and to pay any claim for injury or damage to property caused by the negligence of the tenant and special Assessments may be levied against the Unit. (Declaration pg. 35 article 17.8)

I/We release the Association, their agent(s) and members from any loss, expense or damage, which may result directly or indirectly from any information or reports furnished.

APPLICANT'S SIGNATURE

Date _____ - _____ - _____

CO-APPLICANT'S SIGNATURE

Date _____ - _____ - _____

LANDLORD'S SIGNATURE

Date _____ - _____ - _____

LEASE ADDENDUM FOR DRUG-FREE HOUSING

In consideration of the execution or renewal of a LEASE of the dwelling unit, identified in the lease, Owner and tenant agree as follows:

- 1. Tenant, any member of the tenant’s household, or guest or other person under the tenant’s control shall not engage in criminal activity, including drug related criminal activity, on or near project premises. “Drug-related criminal activity” means the illegal manufacture, sale or distribution, use or possession with intent to manufacture, sell or distribute, or use, of a controlled substance (as defined in Section 102 of the Controlled Substance Act 21 U.S.C. 802.
- 2. Tenant, any member of the tenant’s household, or a guest or other person under the tenant’s control **SHALL NOT ENGAGE IN ANY ACT INTENDED TO FACILITATE CRIMINAL ACTIVITY** including drug-related activity, on or near project premises.
- 3. Tenant or members of the household **WILL NOT PERMIT THE DWELLING UNIT TO BE USED FOR OR TO FACILITATE CRIMINAL ACTIVITY** including drug-related activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
- 4. Tenant or member of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near the premises or otherwise.
- 5. Tenant, any member of the household, or a guest or other person, under the tenant’s control **SHALL NOT ENGAGE IN ACTS OF VIOLENCE** including but not limited to the unlawful discharge of fire-arms, on or near the premises.
- 6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR THE TERMINATION OF TENANCY,** a single violation of any of the provisions of the addendum shall be deemed a serious violation and a material noncompliance with the Lease. It is understood and agreed that a single violation shall not require criminal conviction, but shall be a preponderance of the evidence.
- 7. In case of conflict between the provisions of this addendum and any other provisions of the Lease, the provisions of the Addendum shall govern.
- 8. This Lease Addendum is incorporated into the Lease executed or renewed, this day between Owner and Tenant.

Tenant	Date	Tenant	Date
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Landlord	Date	Unit #	Bldg. #
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MEADOWS ON THE GREEN
100 MEADOWS CIRCLE
BOYNTON BEACH, FL 33436

This LEASE ADDENDUM, entered into this ___ day of ___, 20___, between I,
___, owner of Unit ___ in Meadows on
the Green Condo Association, Inc. Referred to as "Lessor" and I, ___
hereinafter referred to as "Lessee".

- 1. ASSIGNMENT; SUBLETTING; RENEWAL. Lessee cannot sublet the leased premises nor any part thereof. This Lessee cannot be assigned by Lessee. This lease cannot be renewed or extended beyond its initial term. All proposed renewals or extensions of leases must be submitted to the Association for approval and shall be treated as a new application for approval of a Lease; and if approved, a new Lease addendum shall be signed.
2. ACCEPTANCE OF DOCUMENTS. Lessee acknowledges that Lessee has read this Lease and the Condominium Documents and understands same and agrees to be bound by the Condominium Documents, as modified by this Addendum.
3. RIGHT TO RENT. In the event Lessor is delinquent or becomes delinquent after the beginning of the tenancy, with regard to the obligation to pay to Association any regular or special assessments, or any installment thereof, or any other charge owed by Lessor to Association, including but not limited to fines, late fees, interest, or attorney's fees, Association has the right to require Lessee to pay said rental installments, or the portion thereof sufficient to pay said delinquent assessments or other charges, directly to Association, upon Association giving written notice of the exercise of such right to Lessee and Lessor. This right of Association is cumulative and in addition to any and all other rights or remedies Association has against Lessee or Lessor. Moreover, failure of the Lessee to comply with the demand to pay said rental installments, or the portion thereof sufficient to pay said delinquent assessments or other charges shall constitute a material breach of this Lease. It shall also entitle the Association to file an action to evict the Lessee in accordance with Chapter 83 of the Florida statutes, and act as the landlord for these purposes only.
4. THIRD PARTY BENEFICIARY. Lessee and Lessor acknowledge and agree that Association is a primary, intended third party beneficiary of the Lease.
5. SEVERABILITY. The Parties agree that if any provision or portion of any provision of this Lease, or the application thereof shall to any extent be deemed by a court or arbitrator invalid or unenforceable, the remainder of this Lease, shall not be affected thereby. It is the Parties' intention that the court or arbitrator will reform the Lease to reflect the parties' intent by enforcing the invalidated or unenforceable portion to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the date last aforesaid.

Tenant Date Tenant Date

Landlord Date Unit # Bldg. #