

## *Classics at Bear Lakes Homeowners Association, Inc.*

### Rental Application

The following is the basis we will use to consider your rental application. Please read it carefully and sign or initial where indicated. The Board of Directors has voted to impose non-refundable application fees per applicant, domestic partner or married couple and a security deposit, all of which must be in the forms of certified checks or money orders only. One is to be made payable to Soleil Property Management for \$125.00 as a processing fee and \$50 per occupant over 18 years of age for the credit and background checks; the other two are to be made payable to The Classics at Bear Lakes Homeowners Association, Inc., for \$100.00 as an administrative fee and \$1500 for the security deposit. All three payments should be mailed to Soleil Property Management together with a copy of the contract/lease agreement and a clear copy of all the driver's licenses.

Please be advised the Board of Directors will either approve or disapprove the application within 10 days following the next Board meeting after receiving a completed application. Section 13.01  
LEASES ARE A MINIMUM OF SIX (6) MONTHS.

#### Application Requirements:

- 1) Every adult must submit a fully completed, dated and signed application. Applicants must provide a state issued photo identification card or driver's license.
- 2) Credit reports and nationwide background checks are to be submitted on all adults. Any person that has been "Convicted" of a felony will be turned down.
- 3) We will verify your income. Applicants must have a combined (after tax) income of at least three times the monthly rent. Self employed applicants may be required to produce a tax return and or bank statements. Non-employed applicants must provide proof of income.
- 4) Tenants cannot move in without first having been approved and provided a certificate of approval.
- 5) Must be a legal resident or US Citizen
- 6) Prior rental history must be provided, including names, addresses and contact numbers, Or note no previous rental history.
- 7) Property cannot be sub-leased assigned. Strictly prohibited. No other written lease or document shall serve to replace this statement.
- 8) Tenants shall be in default, and their rental agreement shall be immediately terminated in the event that tenants or their guests are engaged in any type of criminal activity on the premises. This includes all types of misdemeanors.
- 9) Vehicles-Only the amount of vehicles able to legally park on driveway and or within the garage is permitted.
- 10) No more than three (3) unrelated persons per household and when necessary application will furnish proof.
- 11) All occupants must be listed on the application, including children.
- 12) Landlord must be current with all fees to the association.
- 13) All violations/maintenance issues found on property must be remedied before the application can be approved.
- 14) Refundable deposits are release back to the landlord only, after the tenant has vacated premises and inspection on property has been completed and there is no delinquency on the property.

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List all Persons (Occupants) to reside on property per lease agreement: (Including children). Only these persons will be permitted residence.

Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_ Relationship \_\_\_\_\_

**Applicant(s)**

Present address: \_\_\_\_\_

How long have you lived there? \_\_\_\_\_

Landlord's name and contact information \_\_\_\_\_

If this was not a rental unit please indicate if you rented or owned. \_\_\_\_\_

Previous Address: \_\_\_\_\_

How long did you live here? \_\_\_\_\_

Landlord name and contact information: \_\_\_\_\_

**Main Applicant:**

Present Employer: \_\_\_\_\_

Occupation: \_\_\_\_\_

Supervisor contact name and number \_\_\_\_\_

How long have you been employed here? \_\_\_\_\_

Monthly income after taxes \_\_\_\_\_

Previous Employer: \_\_\_\_\_

Occupation: \_\_\_\_\_

Supervisor contact name and number \_\_\_\_\_

How long have you been employed here? \_\_\_\_\_

Monthly income after taxes \_\_\_\_\_

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**Co-Applicant:**

Present Employer: \_\_\_\_\_

Occupation: \_\_\_\_\_

Supervisor contact name and number: \_\_\_\_\_

How long have you been employed here? \_\_\_\_\_

Monthly income after taxes \_\_\_\_\_

Previous Employer: \_\_\_\_\_

Occupation: \_\_\_\_\_

Supervisor contact name and number \_\_\_\_\_

How long have you been employed here? \_\_\_\_\_

Monthly income after taxes \_\_\_\_\_

**LIST ALL VEHICLES TO BE PRESENT ON PREMISES.  
(ONLY THESE VEHICLES WILL BE PERMITTED) PLEASE SEE RESTRICTIONS**

Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Year \_\_\_\_\_ Tag \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Year \_\_\_\_\_ Tag \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Year \_\_\_\_\_ Tag \_\_\_\_\_

**PERSONAL REFERENCES**

Name \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

**By signing below, I indicate that I have read all documents and agree to the rental agreements.**

Applicant \_\_\_\_\_

\_\_\_\_\_ Date

Co-Applicant \_\_\_\_\_

\_\_\_\_\_ Date

Owners Signature \_\_\_\_\_

\_\_\_\_\_ Date

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***The Classics at Bear Lakes Homeowners Association, Inc.***  
**AUTHORIZATION AFFIDAVIT**

I understand that the acceptance for lease at ***THE CLASSICS AT BEAR LAKES HOMEOWNERS ASSOCIATION, INC.*** is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of this application. Occupancy prior to Board approval is prohibited.

The following is a brief summary of the Rules & Regulations of the Association. These are not to be used in place of Association Documents. You are required to read and observe all Rules Regulations as stipulated in your Documents.

**LEASES:** Leases cannot be less than six (6) months. Prior approval of the Association is required.

**GUESTS:** Guests of the tenants cannot reside on property longer than 14 days without specific written approval from the association.

**NOISE/NUISANCES:** No tenant shall make or permit to be made by their guest, family, tenants, invitees, agents, visitors or other; any disturbing noises, nor do or permit to be done by such persons anything that will interfere with the reasonable rights, comforts or conveniences of other owners. No person shall unreasonably play or allow to be played any musical instruments, or operate or allow to be operated, stereo equipment, televisions, and radios, amplifiers, on any lot in such a manner to annoy or disturb other owners or occupants.

**OCCUPANTS:** All persons must be named on the application, including children.

**COMMERCIAL:** No commercial activity allowed.

**ARCHITECTURAL CONTROL:** No changes or additions of "any kind" shall be made to the outside of any property or changes requested by a tenant. Changes/ARC applications must be submitted by the owner.

**NO CLOTHESLINES**

**NO SIGNS OF ANY KIND INSIDE WINDOWS OR ON THE EXTERIOR OF THE PROPERTY**

**NO ANTENNAE** – Approval for satellite dish no larger than 24" is required for placement and must not be visible from the front of the home. This would have to be requested by the owner.

**LANDSCAPING:** Property must be maintained in accordance with the acceptable standards of The Classics at Bear Lakes covenants.

**CANALS & LAKES:** no structures of any kind, any boats or watercraft of any kind permitted.

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**TRASH:** Must be in closed containers - no plastic bags. Trash may not be put out prior to 12 hours of pickup time and containers must be removed within 10 hours after pickup. Containers must be out of sight when stored.

**HURRICANE SHUTTERS:** installed by Declarant and maintained by owner. May be installed 72 hours prior to warning and removed 72 hours after storm and/or warning.

**PARKING:** Permitted in garages and driveways only.

No overnight parking on streets.

No parking on grass anywhere - anytime.

No boats, trailers, campers etc. without approval.

No commercial vehicles of any kind unless stored in garage. No exceptions.

No unlicensed or unregistered vehicles.

No repairs in driveways except an emergency.

No vehicles in excess of one-half ton.

**MOTORCYCLES:** Must have approval.

**NO SHEDS**

**NO AIRCONDITIONING WINDOW OR WALL UNITS ALLOWED.**

**GARAGE SALES:** Allowed only with approval, one time per year, not to exceed 48 hours total.

**MAILBOXES:** must be uniform and maintained.

**IRRIGATION:** Common areas and homes from system off lakes is the responsibility of the Association unless damaged by homeowner.

**PETS:** No more than 2 dogs or cats, and dogs cannot exceed 150 pounds total. All dogs must be on a leash when outside, owner must pickup any waste.  
Pets cannot be left outside between 9:30 PM and 7:00 AM.

Please complete all forms and return via mail to:

Soleil Property Management

P.O. Box 212964

Royal Palm, FL 33421

Email: [info@soleilpropertymanagement.net](mailto:info@soleilpropertymanagement.net)

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The above does not represent all of the restrictions and rules for The Classics at Bear Lakes. By signing or initializing, all parties agree that they have been given copies of or access to the full The Classics at Bear Lakes Declarations and Rules and Regulations, and agree to abide by them.

Applicant(s) represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the information provided on any documents turned in, references, credit reports, and criminal backgrounds. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicants agree that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction, and any penalties as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and or Management Company. Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

Property Address in The Classics at Bear Lakes \_\_\_\_\_

**Owner's Address and Information**

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address if applicable: \_\_\_\_\_

**Applicant Names:**

\_\_\_\_\_ DOB \_\_\_\_\_ DL \_\_\_\_\_

\_\_\_\_\_ DOB \_\_\_\_\_ DL \_\_\_\_\_

Married Yes/No

Applicant(s) Telephone: \_\_\_\_\_

Applicant(s) Emergency Contact: \_\_\_\_\_

Email Address if applicable: \_\_\_\_\_

Anticipated Rental Date: \_\_\_\_\_

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*The Classics at Bear Lakes Homeowners Association, Inc.*

This is to certify that I have received a set of rules and regulations for the property located at:

\_\_\_\_\_, West Palm Beach, FL. 33409

\_\_\_\_\_  
Applicant Signature      Date

\_\_\_\_\_  
Co-Applicant Signature      Date

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