

# GOLDCREST CONDOMINIUM ASSOCIATION, INC.

## CONSENT TO PERFORM CREDIT, BACKGROUND AND REFERENCE CHECKS

I/We \_\_\_\_\_, ( ) Buyer(s) ( ) Renter(s) authorize and permit **GOLDCREST CONDOMINIUM ASSOCIATION, INC.**, to perform background checks and obtain information about me from credit reporting sources, current and previous landlords, personal and professional references, employers, banks and law enforcement agencies in the United States Of America and abroad.

**I AUTHORIZE WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY ANY OF THE DIRECTORS OF GOLDCREST CONDOMINIUM ASSOCIATION., TO FURNISH THE ABOVE-MENTIONED INFORMATION. 15 days application process.**

I also authorize and give permission for all parties listed to disclose any information requested about me to the **DIRECTORS OF GOLDCREST CONDOMINIUM ASSOCIATION, INC.,**

I further authorize and permit the **DIRECTORS OF GOLDCREST CONDOMINIUM ASSOCIATION INC,** to obtain updated information annually and on future occasions for rental renewal consideration and for collection purposes should that be deemed necessary.

NAME: \_\_\_\_\_

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

PHONE: \_\_\_\_\_

SOCIAL SECURITY NUMBER: \_\_\_\_\_

NAME: \_\_\_\_\_

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

PHONE: \_\_\_\_\_

SOCIAL SECURITY NUMBER: \_\_\_\_\_

\_\_\_\_\_  
**Applicant 1**

\_\_\_\_\_  
**Applicant 2**

**LEASE INFORMATION QUESTIONNAIRE FOR POTENTIAL BUYER(S) RENTER(S) OF GOLDCREST CONDOMINIUM ASSOCIATION, INC.**

**NO PETS ALLOWED IN OUR PREMISES**

**PLEASE PRINT YOUR INFORMATIONS**

**NAME OF APPLICANT 1:** \_\_\_\_\_

SOCIAL SECURITY: \_\_\_\_\_ DOB: \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_ ZIP: \_\_\_\_\_ How long: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

EMAIL \_\_\_\_\_

PRESENT OCCUPATION(s): \_\_\_\_\_

PRESENT EMPLOYER(s): \_\_\_\_\_

SUPERVISOR NAME & PHONE # \_\_\_\_\_

YOUR BANK: \_\_\_\_\_ ACCOUNT # \_\_\_\_\_

**NAME OF APPLICANT 2:** \_\_\_\_\_

SOCIAL SECURITY: \_\_\_\_\_ DOB: \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_ ZIP: \_\_\_\_\_ How long: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

EMAIL \_\_\_\_\_

PRESENT OCCUPATION(s): \_\_\_\_\_

PRESENT EMPLOYER(s): \_\_\_\_\_

SUPERVISOR NAME & PHONE # \_\_\_\_\_

YOUR BANK: \_\_\_\_\_ ACCOUNT # \_\_\_\_\_

**MONTHLY INCOME**

**APPLICANT 1:** \$ \_\_\_\_\_

**APPLICANT 2:** \$ \_\_\_\_\_

**Current Landlord Name:** \_\_\_\_\_

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

Does anyone planning to rent the apartment smoke? YES \_\_\_\_\_ NOT \_\_\_\_\_

How many people will occupy the apartment? \_\_\_\_\_

Name of each person not noted above and their date of birth.

**NAMES:** \_\_\_\_\_ DOB: \_\_\_\_/\_\_\_\_/20\_\_\_\_  
\_\_\_\_\_ DOB: \_\_\_\_/\_\_\_\_/20\_\_\_\_

**3 PERSONAL REFERENCES:**

**PERSONAL REFERENCE 1 (NOT RELATIVE)** \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

**PERSONAL REFERENCE 2 (NOT RELATIVE)** \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

**PERSONAL REFERENCE 3 (NOT RELATIVE)** \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

**EMERGENCY CONTACT:**

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

**NO PETS ALLOWED IN OUR PREMISES**

Have you (or any other applicant) ever been convicted of a state or federal offense?

YES \_\_\_\_\_ NO \_\_\_\_\_

Have you (or any other applicant) ever been convicted of a felony in the past 7 years?

YES \_\_\_\_\_ NO \_\_\_\_\_

Have you (or any other applicant) presently awaiting trial on any criminal offense? YES

\_\_\_\_\_ NO \_\_\_\_\_

I (WE) CERTIFY THAT ALL OF THE ABOVE STATEMENTS ARE TRUE AND CORRECT. I hereby authorize GOLDCREST CONDOMINIUM ASSOCIATION, INC. And their attorney or representative, all information they request concerning my credit, residence, banking, employment, and background about or to my application made for residence. By signing below, I state that I/We have a completed this application truthfully and accurately. I/We aware that if any information on this application is found to be untrue that it may result in my/our application to the Association being disapproved.

In addition, by signing below, I/We ascertain that I/We have received the rules and regulations for the association. I/We understand I/We cannot sublet or lease out my unit, and I/We agree to abide by the rules and regulations and by-laws of GOLDCREST CONDOMINIUM ASSOCIATION, INC.

- Please be aware of the \$150.00 non-refundable application fee per adult over the age of 18. Married couples with same last name may pay one application fee. Two or more people over the age of 18 must pay separate applications fees regardless of their relation to each other. MAKE MONEY ORDER OR CASHIER CHECK PAYABLE TO GOLDCREST CONDOMINIUM ASSOCIATION,.

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

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

**NO PETS ALLOWED IN OUR PREMISES**

**GOLDCREST CONDOMINIUM ASSOCIATION, INC.**

**AFFIDAVIT**

Owner's Purchaser's Renter's Sworn Affidavit of Agreement Not to Rent units and/ Or not to permit it to be occupied by guests unless you are approved by members of our board of directors. Each owner(s), Renter's should be having your completely background check and closing contract or lease agreement review by members of the board of directors. No Exceptions.

BEFORE ME, the undersigned authority, this day personally appeared \_\_\_\_\_  
\_\_\_\_\_ who, being sworn to tell the truth, says:

1. I/We am/are an Owner(s) Unit \_\_\_\_\_ in Goldcrest Condominium Association, Inc., my:  
( ) residence ( ) Real Estate Investment

2. I acknowledge that I shall only rent our unit after all the legal procedures is being approved by members of the board of directors.

3. I acknowledge that I am aware that it may be rented but not sublease pursuant to the governing documents, for which I acknowledge that I have received a copy.

4. I agree that the Unit shall not be occupied by any family or guests unless I am the owner or lessor present and occupying the unit. Annual lease only with a valid leasing contract signed.

5. I agree that Goldcrest Condominium Association, as my agent, may terminate any lease and/or initiate eviction proceedings for violations of the Governing documents if I attempt to rent/lease this unit without the consent and approval by the board members all costs and attorney's fees for enforcement of any provisions of the Governing Documents shall be assessed against me/us as the Unit Owner(s).

Deerfield Beach, \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Signed \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_/\_\_\_\_\_

by \_\_\_\_\_, who is personally known to me or has produced identification.

\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**NO PETS ALLOWED IN OUR PREMISES**

**PARKING PERMIT PROGRAM**

**Resident/Owners/Tenants are allowed a maximum of 2 parking spaces(1(one) assigned and 1(one) guest). No third vehicle allowed to park inside our premises, violators will be towed at owners' expenses. Per original bylaws rules and regulations.**

1.) The **Resident Permit** is to be affixed to the rear lower section of back window. You must include copies of vehicle (s) registration and current insurance card (s).

2.) The **Guest Pass** is to be hung on rear view mirror and it NEEDS TO BE RETURNED after your guest leaves.

**AUTO REGISTRATION & VEHICLE PERMITS:**

**Please list licensed vehicles below:**

**VEHICLE # 1:**

OWNER'S NAME:

MAKE:                                      BODY TYPE:                                      COLOR:  
YEAR:                                      STATE OF REGISTRATION:                                      LICENSE PLATE #

**VEHICLE # 2:**

OWNER'S NAME:

MAKE:                                      BODY TYPE:                                      COLOR:  
YEAR:                                      STATE OF REGISTRATION:                                      LICENSE PLATE #

Owner/Tennant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**To be filled in by the management company:**

Parking Space Assigned #: \_\_\_\_\_ Parking Permit #(s): \_\_\_\_\_

Storage Unit #: \_\_\_\_\_

**VIOLATORS WILL BE TOWED AT YOUR EXPENSES**

**NO PETS ALLOWED IN OUR PREMISES**

**GOLDCREST CONDOMINIUM ASSOCIATION, INC.**

**AFFIDAVIT**

- We agree that Goldcrest Condominium Association, may terminate any lease and/or initiate eviction proceedings for violations of the Governing documents.
- We agree that these rules and regulations have been adopted to secure our comfort and safety, while maintaining a quality living environment.
- We agree that profane, obscene, or loud language is absolutely prohibited on the Premises.
- We and those under our care, agree not to do anything that will annoy, harass, embarrass, or inconvenience any of the other residents or occupants in adjoining premises.
- We agree that the use of musical instruments, radios, televisions, stereos, and tape recordings shall not be operated to harass, annoy or inconvenience of any other homeowner or tenant. Quiet hours between 11:00PM until 09:00AM will be enforced.
- **We agree that we shall have no dogs, cats, or other animals on the premises. No Pets Allowed.**
- We agree that no person shall congregate, lounge, play, sit or obstruct any entrances, stairs.
- We agree that we shall not consume alcoholic beverages on yard areas.
- We agree that we shall be responsible for damage done to seeded areas grass, shrubs, and trees around the building.
- We agree that we shall not throw or sweep any items or debris from any window or door.
- We agree that we shall not have or use any type of grills on balconies. No bikes, No big toys, and No garment hangers in the balcony OR outside hallway.
- We agree that the rented premises shall be used and occupied only as a private residence and no business of any kind shall be conducted from them.
- **WE AGREE THAT ONLY OCCUPANTS LISTED ON THE APPLICATION FOR TENANCY AND LEASE SHALL OCCUPY THE APARTMENT. ANY DEVIATION FROM THIS SHALL AUTOMATICALLY TERMINATE THIS LEASE/RENTAL AGREEMENT.**
- We agree that we shall not store any combustible, flammable, or explosive substance on or about the premises.
- We agree that we shall not make any changes in electrical wiring nor overload the electrical systems nor run any exposed wires for electrical appliances or fixtures in violation of the building code or any ordinance where said premise is located.

- We agree that no additional or replacement locks of any type will be installed on any door without the written permission of Landlord.
- We agree that we shall follow the rules of the NOT SMOKING ALLOWED policy in the exterior areas of GOLDCREST CONDOMINIUM ASSOCIATION, INC, building.
- We agree that no garbage or other refuse shall be stored on the premises for extended periods of time. All garbage and refuse shall be disposed of in a timely manner in places provided by the Goldcrest Condominium Association.
- We agree that no signs, notices, or advertisements shall be attached or displayed by tenants on or about the premises.
- We agree that no tablecloth, dust cloth, towels, curtains, rugs/carpets, or articles of clothing shall be hung from any window, door, or porch guardrail.
- We agree not to leave any bulk trash items by the entrance of our association.
- We agree that all goods, articles, merchandise, provisions, furniture, trunks, boxes, barbecue, bicycles, bay carts, and wheeling chairs shall not be permitted to remain in the general halls, landing, entrance, court yards or porches.
- We agree that we should respect the authority of the members of all the Board of Directors of Goldcrest Condominium Association, Inc.
- We agree that we must obey and follow all the rules and regulations of Goldcrest Condominium Association, Inc., BYLAWS, and the FINNING COMMITTEE authority. If we breach any of the rules and regulations of the BYLAWS, we will be subject to respond to the FINNING COMMITTEE. If we have 03(three) consecutives violations, we the tenants will be subject to get eviction without any appeal from any board of directors or committees.
- **WE AGREE THAT INVOLVEMENT IN ANY ILLEGAL DRUG ACTIVITY WILL BE AUTOMATIC GROUNDS FOR TERMINATION OF THIS LEASE/RENTAL AGREEMENT. THIS RULE WILL BE STRICTLY ENFORCED, WITH NO EXCEPTIONS. We have cameras in our premises 24 hours.**
- We agree that we shall keep the window glass clean always and shall not cover any window in any manner which, in the opinion of GOLDCREST CONDOMINIUM ASSOCIATION, detracts from the appearance of the apartment building.
- We agree that GOLDCREST CONDOMINIUM ASSOCIATION bylaws allowed only 4 people to live in a 2-bedroom unit. Any guests staying for more than 15 days should be report to the board of directors. Violators will be subject to eviction for breaching of our rules and regulations.
- We agree that homeowners' tenants and guests shall observe all rules and regulations, which may be hereafter set forth by the **GOLDCREST CONDOMINIUM ASSOCIATION, INC.**, About the use of the premises leased/rented here, in addition to these rules and regulations set forth herein. **GOLDCREST CONDOMINIUM ASSOCIATION INC.** reserves the right, at their sole option, to amend or revoke any of these rules or regulations, in and all such amendments, revocations, or new rules and regulations shall become a part of this lease/rental agreement as of their effective date.



- Violation of these rules or regulations, or any part of them, by the tenant will be just cause for the **GOLDCREST CONDOMINIUM ASSOCIATION, INC.**, To invoke the remedies enumerated in the lease/rental agreement regarding these rules and regulations or to declare a forfeiture of the lease/rental agreement as in any case of forfeiture. Any notice as to amending or revoking any of these rules or regulations in whole or in part, or to adopt new ones, shall be effective upon notice of same being sent to the tenant by the landlord in the form as set forth in this lease/rental agreement for serving of notices by landlord on tenant, or some may in addition thereto, become effective, upon the date same are posted at or near the place set up for the mail boxes in the apartment building in which the demised premises are a part. **GOLDCREST CONDOMINIUM ASSOCIATION INC.** requires that the tenants and landlord to have an unexpired lease (Annual lease only). We will not accept in our building any expired lease contracts. To leave in our building, the annual contract should be valid for 01(FULL) year.

Deerfield Beach, \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Signed \_\_\_\_\_

\_\_\_\_\_

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_/\_\_\_\_\_

by \_\_\_\_\_, who is personally known to me or has produced identification.

\_\_\_\_\_

Notary Public, State of Florida.

My Commission Expires \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**NO PETS ALLOWED IN OUR PREMISES**

## PARKING LOT ENFORCEMENT RULES

**ANY NON-COMMERCIAL VEHICLE** parking inside our premises needs a **PERMANENT RESIDENT DECAL or GUEST DECAL** attached to your vehicle. It will be a mandatory regulation. **NO COMMERCIAL VEHICLES ALLOWED TO BE PARKING INSIDE OUR PREMISES.** Violators Will Be Towed Away at Vehicle (Resident/Guest) Owners Expense. If you do not have an **GOLDCREST CONDOMINIUM ASSOCIATION PARKING PERMIT** attached to your vehicle, please park your car outside our property. Vehicle registration and owner's driver's license need to issue your parking permit (Resident/Guest).

**RESTRICTED VEHICLES:** Commercial Trucks, Motorcycles, Commercial Vans, and Motor Scooters. To maintain the high standards of our community with respect to residential appearance the following vehicle standards and restrictions will apply to all vehicles in GOLDCREST CONDOMINIUM ASSOCIATION, INC., premises. According with our existing bylaws, rules, and regulations.

**1 – VEHICLE STANDARDS:** All vehicles including all automobiles, parking within GOLDCREST CONDOMINIUM ASSOCIATION, INC. will maintain bodies free of major rust be properly painted clean and kept in a lawful state of repair. The Board of Directors shall have the sole discretion to make the determination as to whether a vehicle violates this standard.

**2 – RESTRICTED VEHICLES:** The Following vehicles are strictly prohibited from parking in our common ground areas parking spaces.

- (a) Commercial vehicles of any kind. To this restriction a commercial vehicle shall mean any vehicle containing outside lettering or any such vehicle designating a business of any kind. The prohibition of parking shall not apply to the temporary parking of commercial vehicles for pick-up, delivery and other commercial services rendered to and on behalf of the residents of GOLDCREST CONDOMINIUM ASSOCIATION, INC.
- (b) Except as provided in section 3 herein, trucks of any kind.
- (c) Recreational vehicles, motor homes or campers of any kind. To this restriction, a recreational vehicle or motor home shall be a vehicular portable structure which is built on a chassis and is commonly used as a temporary dwelling for travel, recreation, or vacation.
- (d) Suspension components and tires may not be altered to be higher than the original manufacturers specifications. It will be the owner's responsibility to provide to the ASSOCIATION upon request original manufacturers specifications. If the owners cannot provide these specifications, the Board of Directors at their sole option, may declare the truck to be prohibited.
- (e) The vehicle must have four wheels and four wheels only, except for golf carts. No dual wheels are permitted.
- (f) The vehicle may not have a flat bed, nor shall it have a wooden or a hand-made body.
- (g) Tonneau covers are allowed, provided they are of commercial manufacture and properly fitted. No items of any kind shall be left exposed in any permitted truck. No tarpaulin of any kind shall be used to cover the body or contents of a truck while parked in in our common ground areas parking spaces.
- (h) Permanently mounted storage chests are allowed provided they are for commercial manufacture and do not exceed bed width.
- (i) Toppers are allowed provided they are for commercial manufacture, do not exceed the maximum height and width limits provided herein and do not place the truck in the recreation vehicle camper or motor home category.
- (j) Boats, canoes, or trailers of any kind.

- (k) Vehicles of any kind which are under repair, abandoned, unlicensed or inoperable.
- (l) Mopeds, motor scooters or other motor-powered cycles of any kind.

**3 – SMALL TRUCKS** – Certain small, compact, non-commercial pickup trucks will be permitted within GOLDCREST CONDOMINIUM ASSOCIATION, INC., provided they meet the following criteria.

- (a) The overall vehicle length may not be over 225 inches.
- (b) The overall vehicle width may not be over 72 inches.
- (c) The overall vehicle height may not be over 85 inches.

### **Definition and Penalties for Expired Tag**

Under Section 320.07(3)(c), Florida Statutes, any person whose motor vehicle tag or registration has been expired for more than six (6) months commits a second-degree misdemeanor (punishable by up to 60 days jail), if it is the registrant's second such violation. Under the current statute, a failure to register (expired tag) will cause criminal charges to be brought and place you at risk of acquiring a permanent criminal record.

On a second offense, if a driver's registration is expired for more than **6 months**, they will be charged with a criminal traffic violation which will show up on their driving record as well as their criminal record. The penalties are much higher and include a fine up to \$500 and possible jail time or probation.

Vehicles with **EXPIRED TAGS** or **WITHOUT TAG** Will Be Towed Away at Vehicle Owners Expense.

**PLEASE DO NOT PARK YOUR VEHICLES IN BACKWARDS. PLEASE PARK YOUR VEHICLES FACING YOUR PARKING LOT SPACE OR GUEST.** Violators Will Be Towed Away at Vehicle (Resident/Guest) Owners Expense.

**NO PETS ALLOWED IN OUR PREMISES**

**CRIME FREE HOUSING LEASE AGREEMENT ADDENDUM**  
**GOLDCREST CONDOMINIUM ASSOCIATION, INC.**

Resident(s): Address:

\_\_\_\_\_

**THIS CRIME-FREE HOUSING ADDENDUM** was made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between \_\_\_\_\_

hereinafter referred to as "**Landlord**".

And \_\_\_\_\_, hereinafter referred to as "**Resident**"; and WHEREAS, this addendum shall be make a part of the residential lease agreement signed between the parties concerning the premises noted above; and WHEREAS, the Landlord and Resident fully intend to be bound by this Addendum; and NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration the Landlord and the Resident hereby agree as follows:

1. The Resident, any member of the Resident's household, or a guest or other person under the Resident's control, shall not engage in or facilitate criminal activity on or near the property, including, but not limited to, violent activity or drug-related criminal activity.
2. The Resident or any member of the Resident's household shall not permit the dwelling unit to be used for, or facilitate, criminal activity, including, but not limited to, violent criminal activity or drug related criminal activity.
3. "Violent criminal activity" means any felonious criminal activity that has one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.
4. "Drug related criminal activity" means the illegal manufacture, sales, distribution, or use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in Section 102 of the Controlled Substances Act.
5. Resident, any member of the Resident's household, a guest or other person affiliated in any way with the resident, shall not engage in any illegal activity including prostitution, criminal street gang activity, threats or intimidation, assault, including, but not limited to the unlawful possession or discharge of Firearms or illegal weapons on or near the premises, or any other violation of the criminal statutes of the State of Florida or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, their agent, other Resident, or guest or that which involves imminent or actual serious property damage.
6. Resident represents that neither Resident nor any occupant of the Apartment has ever been convicted of any felony or misdemeanor involving sexual misconduct or controlled substance, and that to the best of Resident's knowledge, neither Resident nor any occupant of the apartment is the subject of a criminal investigation or arrest warrant. Resident hereby further represents that neither Resident nor any occupant of Residents apartment has any criminal charges of a sexual nature pending adjudication currently. Resident agrees that Landlord may terminate this lease if it ever comes to the attention of the Landlord that Resident has been convicted of any sexual criminal activity or placed on probation with adjudication withheld at any time prior to becoming a Resident or during Resident's tenancy at the apartment community. Resident authorizes **Goldcrest Condominium Association, Inc.**, to perform a criminal background investigation of the Resident or any occupant of the apartment in the event the board of directors, in its sole discretion, has reason to believe that the Resident or any occupant has engaged in or is engaging in criminal activity in the apartment or at the apartment community.
7. One or more violations of this clause constitutes a substantial violation of the lease and a material noncompliance with the lease for which the Resident shall not be given the opportunity to cure. Any such violation is grounds for termination of tenancy and eviction from the unit.

8. Proof of violation shall be by a preponderance of evidence, unless otherwise provided by law. In case of any conflict between the provisions of this clause and any other provisions of this lease, the provisions of this clause shall govern by the Broward County Court of Laws.

Deerfield Beach, \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_\_\_\_

**LANDLORDS or AUTHORIZED AGENT**

\_\_\_\_\_  
\_\_\_\_\_

**TENANTS**

\_\_\_\_\_  
\_\_\_\_\_

**WITNESS**

\_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA COUNTY OF** \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_ / \_\_\_\_\_

by \_\_\_\_\_, who is personally known to me or has produced identification.

\_\_\_\_\_

Notary Public, State of Florida

My Commission Expires \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**NO PETS ALLOWED IN OUR PREMISES**

**GOLDCREST CONDOMINIUM ASSOCIATION, INC.**

C/O GOLDCREST CONDOMINIUM ASSOCIATION, INC.

Email [goldcrest@usa.com](mailto:goldcrest@usa.com)

**ADDENDUM TO LEASE AGREEMENT**

THIS ADDENDUM TO LEASE AGREEMENT ("Addendum") attached to make a part of this Lease Agreement. The following requirements must be met to purchase or lease a unit at GOLDCREST CONDOMINIUM ASSOCIATION, INC.

("Lease") dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_. Wherein the Lessor and the Lessee agree as follows:

1. GOLDCREST CONDOMINIUM ASSOCIATION, INC., shall have the right to terminate this Lease upon the default by the Lessee in observing any of the provisions of the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens, recorded in Official Records Books, of the Public Records of Broward County, Florida, and the Articles of provisions of any agreement, document, or instrument governing GOLDCREST CONDOMINIUM ASSOCIATION, INC, including all amendments and resolutions thereto.
2. In the event the Association exercises its right to terminate this Lease, the Association shall provide Lessee with written notice either delivered to Lessee, or posted on the Lessee's front door, providing Lessee the (10) days on which to vacate the premises. In the event, Lessee fails to vacate the premises and the Association retains legal counsel for the purpose of enforcing or interpreting any provision of this Addendum, the Association shall be entitled to its attorneys' fees and any costs and expenses, to be chargeable and paid joint and severally by the Lessor and Lessee.
3. In the event the Owner/Lessor becomes delinquent in the payment of any sums and assessments due to the Association during the term of the Lease Agreement, upon written demand by the Association, the Lessor authorizes Lessee to pay directly to the Association rental payments due to the Owner/Lessor. The Association shall be granted the full right and authority to demand and receive the entire rent due from the Lessee and deduct from the rent all assessments, interest, late charges, and attorney's fees and costs, If any, due to the Association. The balance, if any, shall be forwarded to the Owner/Lessee at such address as the Owner may designate in writing. When the delinquency no longer exists, the Association shall cease the demand and payments shall again be made by the Lessee directly to the Owner/Lessor. This right may be exercised by the Association at any time the Owner shall become delinquent. The Association shall be entitled to collect all rental payments due by the Lessee to Lessor, and apply same against unpaid assessments if, and to extent that, the Lessor is in default in the payment of assessments.

5. The lessee and lessor agree to the above.

LESSOR: \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / 20 \_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / 20 \_\_\_\_

LESSEE: \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / 20 \_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / 20 \_\_\_\_

Boca Raton, \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Signed \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_ / \_\_\_\_\_

by \_\_\_\_\_, who is personally known to me or has produced identification.

\_\_\_\_\_

Notary Public, State of Florida.

My Commission Expires \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**\*\*This form must be signed by both the Unit Owner and the Lessee\*\***

**NO PETS ALLOWED IN OUR PREMISES**

**GOLDCREST CONDOMINIUM ASSOCIATION, INC.**

C/O GOLDCREST CONDOMINIUM ASSOCIATION, INC.

Email [goldcrest@usa.com](mailto:goldcrest@usa.com)

**We Need:**

**From each applicant**

- Copy of driver's license
  - Copy of social security card
  - Copy of vehicle registration card
  - Copy of vehicle insurance card
  - Copy of the LEASE AGREEMENT
  - Affidavits filled and notarized
  - Email info for each applicant
  - Phone number for each applicant
  - 03 months of bank statements from each applicant
  - Proof of income verification
  - Lease agreement must be in the name of both applicants
  - Credit Score from 3 major credit bureaus will be reviewed
  - The apartment must be in livable conditions to move in. A management inspection of the unit is necessary.
  - The Association requires a copy of the apartment key to be use in case of emergency
  - No PETS allowed
- Please be aware of the \$150.00 non-refundable application fee per adult over the age of 18. Married couples with same last name may pay one application fee. Two or more people over the age of 18 must pay separate applications fees regardless of their relation to each other. MAKE MONEY ORDER OR CASHIER CHECK PAYABLE TO GOLDCREST CONDOMINIUM ASSOCIATION,.**
- 15 days application process.**

**NO PETS ALLOWED IN OUR PREMISES**