

The Crossings of Boynton Beach Condo Association

c/o **Florida Coast Property Management**

1127 Royal Palm Beach Blvd. Box 452

Royal Palm Beach, FL 33411-1693

Office: 561-737-0408

E-mail: rob.fcpm@gmail.com

Application for Lease or Purchase

Purchase Lease Occupant

All items must be submitted; incomplete applications will be delayed.
Unmarried and co-applicants require a separate application.

Applicant: _____ Phone: _____

Email:

Co-Applicant: _____ Phone: _____

Email:

Property Owner Name(s) _____

Property Address: _____

General submission requirements

\$150.00 Application Fee and Processing Fee non-refundable, includes one background check. Each additional background check (18 yrs old and over) add \$150.00 - **(Please make money order payable to Florida Coast Property Management)**

REALTOR INFORMATION

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

Please Note: Board approval is required before occupancy. Essentially, every effort will be made to expedite your application; however, processing and approval may take up to 30 days.

Once the applicant completes the application, a CERTIFICATE OF APPROVAL will be provided. Please list any additional occupants/applicants at the bottom of the page along with the same information.

Occupant

Today's Date: _____ Date of move-in _____
Property Address _____

APPLICANT

Full name of applicant: _____
Present Address: _____
Telephone number: (home) _____ (work) _____
D.O.B.: _____ social security #: _____ Driver's license: _____

APPLICANT'S EMPLOYMENT

Name of present employer: _____
Address: _____
Position: _____ Date started: _____

Monthly income: _____
Supervisor's name: _____ phone: _____
Name of previous employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Other sources of income: _____

SPOUSE

Full name of spouse: _____
Present Address: _____
Telephone number: (home) _____ (work) _____
D.O.B.: _____ social security #: _____ Driver's license: _____

SPOUSE'S EMPLOYMENT

Name of present employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Name of previous employer: _____
Address: _____

Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Other sources of income: _____

PRESENT LANDLORD /MORTGAGE COMPANY

Present Landlord or mortgage company: _____
Telephone number: (home) _____ (work) _____
Monthly rent or mortgage payment: _____ Date of move-in: _____ Date of move-out: _____

PREVIOUS LANDLORD / MORTGAGE COMPANY

Previous Landlord or mortgage company: _____
Telephone number: (home) _____ (work) _____
Monthly rent/mortgage payment: _____ Date of move-in: _____ Date of move-out: _____

EMERGENCY

In case of emergency contact: _____
Relationship: _____ phone: _____

OCCUPANTS

List all occupants.

Name: _____	Relationship: _____	DOB: _____
Name: _____	Relationship: _____	DOB: _____
Name: _____	Relationship: _____	DOB: _____
Name: _____	Relationship: _____	DOB: _____

PETS

List all pets: type: _____ breed: _____ weight: _____ age: _____
List all pets: type: _____ breed: _____ weight: _____ age: _____

VEHICLES

List vehicles to be parked on the premises.

Make: _____	Model / Year _____	Tag / State _____
Make: _____	Model / Year _____	Tag / State _____

The above-listed applicant declares that all statements in this application are accurate and complete. Applicant hereby authorizes **Tenant Background Search** to obtain credit/criminal reports on the above-listed applicant and/or applicants. **YOU MUST CHECK YOUR EMAIL EACH DAY FOR THE APPROVAL EMAIL. IF YOU DO NOT APPROVE IT, A BACKGROUND CHECK CANNOT BE ISSUED.**

REQUIREMENT CHECKLIST

____ Copy of Lease or purchase contract attached for no more than 12 months

____ Copy of valid Driver's License and valid vehicle registration

____ Copies of valid auto insurance ID cards

____ **Owners must obtain a lease permit from the City of Boynton Beach prior to leasing their units. Tenants are not permitted to move into a unit until the application is approved by the BOD and after completing the required interview with the property manager.**

____ At the time of the lease application, (whether a new lease or lease renewal) the owner **MUST NOT** be delinquent in the payment of the Association dues and/or have open or unresolved violations. The account must be brought current before any lease can be considered for approval by the Association.

____ A minimum credit score of 600 is required for one applicant to be considered for approval.

____ All pets must be approved by the Association. The Crossings allows (2) cats or one dog under 30 pounds, fish or small birds. NO Pitbulls, Rottweiler's, Doberman Pinchers or German Shepherds or any dogs over 30 lbs are allowed in the Crossings at any time. Visitors are prohibited from bringing their pets to the Crossings. All cats and dogs must be leashed when outside.

____ Leases must be for no more than twelve (12) months in duration and if renewed, a copy of the renewal lease must be supplied to the Association.

____ For purchases of a unit, the owner must provide a copy of the Warranty Deed and up to date contract information after the sale of the unit is completed.

____ The approval or denial may take up to 30 days.

____ Parking decals are required for resident vehicles at a cost of \$35.00 per decal payable by check or money order to **The Crossings of Boynton Beach COA.**

____ A copy of the unit key **must be provided to the office** in the event of an emergency for access to the unit.

Signature of Applicant: _____ Date: _____

Signature of Spouse: _____ Date: _____

APPROVE	OR	DENY
_____		_____
_____		_____

**AUTHORIZATION AGREEMENT FOR ASSOCIATION TO COLLECT RENT UPON
DELINQUENCY IN MAINTENANCE PAYMENTS**

WHEREAS _____ (herein "Owner") is the record owner(s) of Unit _____ located at _____, Boynton Beach, FL, within The Crossings of Boynton Beach Condominium Association, Inc., as recorded in the Public Records of Palm Beach County.

WHEREAS The Crossings of Boynton Beach Condominium Association, Inc. (herein "Association") is the entity charged with the operation and

management of the condominium; and WHEREAS, Owner desires to lease the unit to _____ (herein "Lessee(s)") pursuant to a lease submitted herewith; and

WHEREAS the parties desire the approval of the Association for the lease under Article 18.6 of the Declaration.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Lease Approval. Upon executing and delivering this Authorization Agreement, the Association shall provide the necessary approval for the lease.
2. Collection of Rent Upon Delinquency. If, at any time during the term of the lease, the Owner becomes delinquent in payment of assessments to the Association, the Owner and Lessee(s) agree that the Association shall have the power, right, and authority to demand lease payments directly from the Lessee(s) and to deduct such past-due assessments, costs, and attorney's fees, if any, as may be owed.

The Lessee(s) agree to remit the full rental payment directly to the Association upon written demand. Owner expressly absolves Lessee(s) from any liability to Owner for unpaid rent under the Lease Agreement, provided such payment is made to the Association upon demand. If any funds remain after satisfying the delinquency, the Association shall immediately remit the balance to the Owner at the address listed in the Association's records.

3. Failure to Comply. Should Lessee(s) fail to comply with the Association's demand within three (3) business days of receipt, the Association is hereby granted authority to terminate the tenancy, in the name of the Owner, through eviction proceedings, or to seek injunctive relief or specific performance under this Agreement. Owner and Lessee(s) further agree that, if legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appeals, from the Owner.

Agreed to this ____ day of _____, 20____.

FOR THE OWNER: _____

Signature Print Name: _____

LESSEE(S): _____

Signature Print Name: _____

ASSOCIATION APPROVAL: _____

Authorized Representative Date: _____