

STERLING VILLAGE CONDOMINIUM, INC.

LEASE APPLICATION

(new unit)

Seasonal_____ Annual_____

(30 days must be allowed for processing or subject to an additional \$500 fee)

_____/_____/_____ TO ____/____/_____
Expected Lease Term Dates

Applicants must submit to Seacrest Services:

1. Completed application package
2. Proof of age verification
3. Copy of vehicle registration
4. Appropriate fees

An Incomplete application will be rejected and returned unprocessed.

A Completed Application Package with Appropriate Fees must be submitted to:

STERLING VILLAGE CONDOMINIUM, INC.
C/O Seacrest Services, Inc.
Attention: Sales & Lease Division
2101 Centrepark West Drive, Suite 110
West Palm Beach, FL 33409
Telephone: 561-697-4990 Fax: 561-697-4779

Sterling Village general office hours: Monday—Friday 8 a.m.-12 p.m. & 1 p.m.-4 p.m.

Sterling Village Sales & Lease office hours: Monday – Friday 10:00 a.m. to 2:00 p.m.

Telephone: 561-732-4155

Fax: 561-732-0537

Email: saleslease@sterlingvillage.net

STERLING VILLAGE CONDOMINIUM, INC.

c/o Seacrest Services, Inc.

IMPORTANT INFORMATION

This application is used for the following:

New Annual Rental; New Seasonal Rental (**NO less than three months**)

PLEASE follow the specific instructions on how to complete this application. DO NOT omit requested information. Read carefully and follow the instructions in order to avoid having the application returned. See the attached document with pertinent information and fees.

- APPLICANT(S) MAY NOT OCCUPY THE UNIT WITHOUT SPECIFIC APPROVAL OF THE ASSOCIATION.
- Unit may only be rented one time during a year (October-September).
- Unit must be owned for two full years before the unit is eligible for lease.
- Applicants must be made aware of the FAIR HOUSING ACT OF 1988 which states: The Act allows each Association to qualify themselves as "Housing for Older Persons" Federal requirements. According to this act, it is required that at least ONE (1) occupant must be at least fifty-five (55) years of age.
- There is a recommended **credit score of at least 700**.
- All applicants, occupants, and/or their guests are expected to abide by the governing Association's documents as well as the rules & regulations.
- Any additional fees for international background checks will be the responsibility of the applicant and shall be made due at the time of application submission, payable directly to Seacrest Services. The additional cost of the international back-ground check and the other fees are non-refundable.
- All applications are non-returnable.
- In order to verify the information you provided on your application and to facilitate the processing, the following Information is required – Please be sure your responses are written or printed in a legible manner:

My/Our signature(s) below acknowledges and confirms the understanding and agreement to comply with the above summary and all governing rules & regulations of the Sterling Village Condominium, Inc.

Lessee #1 Signature

Lessee #2 Signature

Print Name

Date

Print Name

Date

**STERLING VILLAGE CONDOMINIUM, INC.
C/O Seacrest Services, Inc.**

NON-REFUNDABLE FEES as of 2021

For Leases OWNERS MUST SUBMIT:

1. A Completed application
2. A Copy of the Boynton Beach Business Tax Receipt
3. A Copy of the Lease
4. Proof of insurance

ONLY ONE Lease is permitted in a year.

Lease (annual or seasonal) – NEW Unit: ☐

Application, tax receipt, proof of insurance, and lease submitted to Seacrest Services, Inc.

per married couple/per applicant:

\$50.00 cashier check or money order payable to Sterling Village Condominium, Inc.

\$100.00 cashier check or money order payable to Seacrest Services, Inc.

\$500.00 cashier check or money order payable to Sterling Village Condominium, Inc. for expedited application fee, if applicable

CITY OF BOYNTON BEACH

The City of Boynton Beach requires all owners who rent/lease their property to have a business tax receipt. Instructions on how to apply and download an application may be found at:

<http://www.boynton-beach.org>, then go to the BUSINESS TAB. Or you may call: 561-742-6360

STERLING VILLAGE CONDOMINIUM, INC.

C/O Seacrest Services, Inc.

30 days must be allowed for processing this application or subject to a \$500 additional fee

_____/_____
Building and unit to be leased

Parking Space #

FROM: _____
Intended Move-In-Date

TO: _____
Intended Move-Out Date

\$ _____
Monthly Lease Amount

Unit Owner Name #1

Unit Owner Name #2

(_____) _____
Unit Owner #1 contact number

(_____) _____
Unit Owner #2 contact number

(_____) _____
Unit Owner #1 email address

(_____) _____
Unit Owner #2 email address

Unit's Caretaker Name

(_____) _____
Unit's Caretaker contact number

Lessee #1 name

Lessee #2 name

(_____) _____
Lessee #1 contact number

(_____) _____
Lessee #2 contact number

Lessee #1 email address

Lessee #2 email address

Lessee #1 permanent address

City

State

Zip

Lessee #2 permanent address

City

State

Zip

Lessee #1 Name

_____/_____/_____
Date of Birth

DRIVER'S LICENSE NUMBER

Lessee #2 Name

_____/_____/_____
Date of Birth

DRIVER'S LICENSE NUMBER

STERLING VILLAGE CONDOMINIUM, INC
c/o Seacrest Services

Please list all occupants (including the applicant) who will reside at the residence if approved:

<hr/>	<hr/>	<hr/>
Name	Type of ID	Relationship to Applicant

<hr/>	<hr/>	<hr/>
Name	Type of ID	Relationship to Applicant

<hr/>	<hr/>	<hr/>
Emergency Contact Name	Relationship	Emergency Contact Phone

Work References – if retired please provide the most recent employer

Lessee #1 Retired ____ Yes ____ No

Lessee #2 Retired ____ Yes ____ No

Lessee #1 – Employer Name

Lessee #2 – Employer Name

Employer Street Address

Employer Street Address

City, State & Zip Code

City, State & Zip Code

Vehicle Information

Number of vehicles used by occupants of the unit: ____ NOTE: Each Unit is assigned only one (1) parking space. No commercial or recreational vehicle of any kind is allowed on the premises. Bed covers are required for all pick-up trucks. Each vehicle must have a lessee's parking sticker affixed to the windshield. Violations to this rule are subject to towing at vehicle owner's expense. Include a copy of the vehicle registration with this application.

<hr/>	<hr/>	<hr/>	<hr/>
YEAR	MAKE	MODEL	State/Plate Number

<hr/>	<hr/>	<hr/>	<hr/>
YEAR	MAKE	MODEL	State/Plate Number

Lessee #1 Signature

Lessee #2 Signature

Print Name Date

Print Name Date

ACKNOWLEDGEMENT:

I/We understand that consideration for a lease within Sterling Village Condominium, Inc. Community is conditioned upon the truth and accuracy of this Application and upon the final discretionary determination of the Board of Directors of Sterling Village Condominium, Inc.

I/We understand that the Board of Directors will investigate credit and criminal backgrounds. Accordingly, I/We authorize the Board of Directors, Seacrest Services, Inc. and Applicant Check to make such investigation and agree that the information contained in this and the attached Application may be used in such investigations, and that the Sterling Village Condominium, Inc. be held harmless from any action or claims by unit owner, landlords and/or tenants in connection with the use of the information contained herein or any investigation conducted by the Board of Directors. A recommended **credit score of at least 700** is required to lease. The Board of Directors have the right to deny any lease (new/renewal) application for reasons including but not limited to: evictions, violation of the Condo Documents, falsification or omission of any information on the application, judgments, unresolved debts, negative/unfavorable references or credit score.

By signing this I/We agree and acknowledge that I/We fully understand and agree to abide by the information enclosed in this Application Packet, and any association documents, for Sterling Village Condominium, Inc., consideration. I/We also agree and acknowledge that if it is discovered that I/We or any party listed herein have falsified or misrepresented any information contained in this application, the Board of Directors on behalf of Sterling Village Condominium, Inc., has the authority and may immediately rescind its approval.

DECLARATION ON LEASE APPROVALS

LEASING OF A UNIT IS PERMITTED:

After Two Years of Ownership

One time per Seasonal year (October 10-September 30)

- a) No lease of a Unit or any Interest therein shall be valid unless the lease receives the prior approval of the Association. All applicants MUST submit the Association's Application form for consideration of the lease.

"GOOD CAUSE" DISAPPROVALS will be based on any of the following:

- b) The person seeking approval has a record of financial irresponsibility including but not limited to prior bankruptcies; foreclosures; untimely payment; bad debts.
- c) The person seeking approval failed to provide the information, fees or appearances required by the Association Board to process the application in a timely manner as determined by the Board of Directors. The unit owner requesting approval has had fines assessed against him/her that have not been paid. All assessments and other charges have not been paid in full.
- d) The person seeking approval takes possession or occupies the premises prior to approval by the Association's Board of Directors as provided herein.
- e) If the Association's Board of Directors disapproves a prospective tenant on the grounds for disapproval as set forth above entitled "good cause" the occupant will not be authorized to occupy the unit. The Association's Board of Directors shall take any legal action necessary to enforce and support its position on these matters at the expense of the unit owner, including attorney's fees. Expenses will become a special assessment against the unit.

STERLING VILLAGE CONDOMINIUM, INC
c/o Seacrest Services

UNAUTHORIZED OCCUPANCY

Any lease or other transfer or occupancy not authorized pursuant to the terms of this Declaration shall be voidable unless subsequently approved by the Association's Board of Directors. The Association shall take whatever legal steps necessary to enforce the terms of this Declaration; including but not limited to fines, eviction, and forced sale against the unit owner(s).

My signature below acknowledges and confirms my understanding and agreement to comply with the above summary and all governing rules & regulations of the Sterling Village Condominium, Inc.

Lessee #1 Signature

Lessee #2 Signature

Lessee #1 PRINT NAME

DATE

Lessee #2 PRINT NAME

DATE

DISCLOSURE AND RELEASE

In connection with my application to rent, lease or purchase a dwelling unit at _____, I understand that consumer reports and/or investigative consumer reports will be requested from a consumer reporting agency. These reports may include the following types of information: names and dates of current or previous landlords and employers, reason for termination of employment or termination of residency as well as other sources of information. I further understand that such reports may contain public record information such as bankruptcy proceedings, judgments, criminal records, etc., from federal, state and other agencies, which maintain such records. Other information obtained may relate to my credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living.

I AUTHORIZE, WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY THE CONSUMER REPORTING AGENCY TO FURNISH THE ABOVE-MENTIONED INFORMATION.

I have the right to make a request to the consumer reporting agency Applicant Information ("AI"), formerly known as Renters Reference of Florida, upon proper identification, to request the nature and substance of all information in its files on me at the time of my request, including the sources of information; and the recipients of any reports on me which the agency has previously furnished within the twelve month period preceding my request. I hereby consent to your obtaining the above information from the agency.

I hereby authorize procurement of consumer report(s) and investigative consumer report(s). If my application is accepted; and I occupy a dwelling unit, this authorization shall remain on file and shall serve as ongoing authorization for you to procure such reports at any time during my residency on the property.

☐ California, Minnesota, and Oklahoma consumers only: Check box if you request a copy of any consumer report ordered by you.

Print Last Name, First Name Middle Name

Social Security Number

Applicant's Signature

Date of birth (MM/DD/YYYY)

Current Street Address

Driver's license

D/L State

City State Zip

Telephone Number

Date

File name

DISCLOSURE AND RELEASE

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Print Last Name, First Name Middle Name

Social Security Number

Applicant's Signature

Date of birth (MM/DD/YYYY)

Current Street Address

Driver's license

D/L State

City State Zip

Telephone Number

Date

File name