

**IMPERIAL TOWERS CONDOMINIUM, INC.**

1817 & 1825 SOUTH OCEAN DRIVE  
HALLANDALE BEACH, FL 33009  
PHONE (954) 454 – 8822 // FAX (954) 455 – 0868  
E-MAL [imperialtowers@att.net](mailto:imperialtowers@att.net)

**Dear prospective Tenant:**

**Enclosed Please Find an Application for Occupancy for Lease.**

The forms must be completed in full by the owner and prospective tenant/purchaser and signed accordingly.

The forms are then to be returned to our office with the following items:

1. Copy of the Lease Agreement, along with the Addendum to Lease, attached, and signed by all parties and witnessed.
2. Signed copy of the Authorization to Release Information along with a non-refundable Screening fee of \$150.00 made payable to Imperial Towers Condominium, Inc. (Cashier checks or Money order). 4 weeks process time.  
A copy will be required for each occupant.
3. All foreign applicants must pay a non-refundable screening fee of \$175.00 (per person) made payable to Imperial Towers Condominium, Inc. (Cashier check or Money order).
4. Completed copy(s) of the Application for Occupancy.
5. If the applicants are not married, each co-resident/co-applicant must submit separate applications with separate screening fees. If you are married, but have different last names, please submit a copy of the marriage certificate.
6. Employment verification from employer.
7. Evidence of income. Pay stubs, 1099's, W-2's, tax return, etc.
8. If self-employed, provide evidence.
9. Bank references on Bank stationary to include type of account, account No., current balance, average balance, & date opened.
10. Copy of latest Bank Statement.
11. Color copy of the applicant(s) Driver's License or Passport
12. Copy of the Vehicle Registration.
13. Signed affidavit that Rules & Regulations have been received, read, understood and accepted.
14. Three Character Reference letters from non-related individuals, including their phone numbers.

**Lease Renewals:**

Per XIII (e) of the Declaration of Condominium: "Any lease approved by the Board of Directors shall provide that it may not be extended or assigned without the approval of the Board of Directors, and the lessee may not sublet under any circumstances. Any lessee occupying an APARTMENT, under an approved lease, shall be fully subject to the terms of the Declaration of Condominium and the By-Laws of the ASSOCIATION, and such lease shall be subject to cancellation if the lessee thereunder shall fail to comply with the Rules and Regulations contained herein or which may hereafter be established by the ASSOCIATION. All lease renewals must be submitted to the Association no less than sixty (60) days prior to the renewal date.

**If the unit is purchased during the term of a lease; such lease cannot be renewed or extended under any circumstances as per Condominium Declaration & Association Rules; the lessee may continue to occupy the unit until the date of expiration of such lease, or any other agreed upon date between new buyer and lessee, which shall not exceed the term of the current lease.**

Initials \_\_\_\_\_

Initials \_\_\_\_\_

Initials \_\_\_\_\_

**Step 1- Receipt of information and screening interview.**

Once the Association has received all information and fees from the tenant(s), the Board of Directors, or screening committee, will contact the proposed occupant(s) to schedule a screening interview. The interview must be in person and may not be conducted by telephone. THE BOARD HAS THE DISCRETION TO CONDUCT TELECONFERENCE INTERVIEWS DUE TO UNFORESEEN REASONS. Incomplete applications will not be processed and will be returned.

**Step 2- Review and determination.**

Upon completion of the screening interview, the Board of Directors will review all information received and will make a determination on the application in approximately thirty (30) days. If there is a screening committee, the committee will recommend to the Board whether to approve or disapprove the applicant(s). The Board may accept or overrule the committee's recommendation.

**Step 3-Notification to the owner.**

If approved, the Board will provide a Certificate of Approval. The decision of the Board will be final. The Board is charged with a duty to promote the health, safety and welfare of the residents of the community. Accordingly, the Association's Governing Documents provide the Board with the authority to screen prospective tenants and establish screening procedures in order to prevent undesirable persons from residing in the Community. Such Applications for Occupancy may be disapproved by the Association for any one of the following reasons:

1. Providing any false statements or misrepresentations on the Application for Occupancy;
2. The unit owner has a history of leasing his unit without obtaining approval, or leasing to troublesome tenants and/or refusing to control or accept responsibility for the occupancy of his/her unit;
3. The Real Estate Company or Real Estate Agent handling the lease transaction, has a history of screening applicants inadequately, recommending undesirable tenants and entering into leases without prior Association approval;
4. The application indicates that the person seeking approval intends to conduct himself/herself in a manner inconsistent with the covenants and restrictions applicable to the community;
5. The prospective purchaser or tenant has been convicted of a felony involving violence to persons or property, felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude;
6. The prospective tenant(s) has a history of conduct which evidences disregard for the rights and property of others;
7. The prospective tenant(s) evidences a strong possibility of financial irresponsibility;
8. The prospective tenant(s), during previous occupancy in Imperial Towers, or elsewhere, has evidenced a disregard for the Association rules.
9. The Board has the right to deny or refuse an applicant who has failed to meet the requirements set for in the Condominium Declaration or any other applicable law.

**Absolutely no move-ins are permitted before screening**

A business company will not be accepted as a Renter of an apartment. No rentals for the first two 24 Months of ownership. Thereafter, rentals can be for a minimum of three (3) months or a maximum of twelve (12) months. No more than one (1) lease is permitted for a unit in any 12 month period.

When owners are absent, the use of the unit is restricted to their **“IMMEDIATE FAMILIES”**. The term **“Immediate Family”** is limited to: Parents, Grandparents, Children, Grandchildren, Brothers and Sisters only.

Guests cannot exceed a stay of more than 30 days in any 12-month period. Anyone staying for more than 30 days must apply for residency within 10 days of such event.

Initials \_\_\_\_\_

Initials \_\_\_\_\_

Initials \_\_\_\_\_

**Imperial Towers Condominium, Inc. is not responsible for:**

Unit keys, mailbox keys, maintenance problems within a unit, repairs within a unit or getting utilities or cable started. These are the unit owner's or renter's responsibility.

**Voidable sales contracts or leases:**

Per XIII (c) of the Declaration of Condominium: "Any purported sale or lease of an APARTMENT where the Owner has failed to comply with the provisions of ARTICLE XIII of the Declaration of Condominium, shall be voidable at the election of the Board of Directors, provided, however, that such voidability shall exist for a period of no longer than ninety (90) days from the consummation of such sale or lease transaction, such consummation to be evidenced by occupancy of the APARTMENT or by the recordation of a deed of conveyance thereto; and provided, further, that the ASSOCIATION commence an action within such ninety (90) day period to have same declared void.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Date

# AUTHORIZATION TO RELEASE INFORMATION

Rental: \_\_\_\_\_ Sale: \_\_\_\_\_  
Unit: \_\_\_\_\_

I hereby authorize **IMPERIAL TOWERS CONDOMINIUM, INC.**, hereinafter referred to as the *Association*, and/or its assigns, to conduct a comprehensive review of my background through a consumer report and/or an investigative consumer report to be generated for occupancy. Said report may contain information about me from consumer reporting agencies, including, but not limited to, indebtedness, mode of living, present and previous employers and/or employment contracts, driving record/license, validity of social security number, personal references, criminal records, credit history through a consumer credit report, and any information that I have disclosed on my application and/or any attachments/exhibits.

I authorize the *Association* to contact others who may be able to provide information as to my background, character, and general reputation and authorize, without reservation, any party or agency contacted by the *Association* to furnish the above mentioned information.

I hereby affirm that my answers to all questions on my application, this authorization form, and/or any attachments, exhibits and/or resumes, are true and correct and that I have not knowingly withheld any facts or circumstances that would, if disclosed, affect my application.

Furthermore, I release the *Association* and it's Board of Directors, including their employees, agents and representatives, from any and all claims or liability which might arise from transmission, assembly, receipt and/or interpretation of information obtained in connection with such investigation, including but not limited to denial of application or other adverse action.

I also authorize the *Association* to furnish the Lessor with a copy of the application package, and any information obtained in connection therewith including, but not limited to, the criminal background check, credit reports, etc., should Lessor request same.

This authorization and consent shall be valid in original, fax or photocopy form.

I authorize the ongoing procurement of the above-mentioned information/reports by the *Association* at any time during my occupancy with the *Association*.

By signing below, I acknowledge understanding of the purpose of this Authorization Form and its intended use.

\*\*\*\*\*  
**Applicant Information**

Print Name: \_\_\_\_\_ Social Security Number: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Driver License Number: \_\_\_\_\_ Driver's License State \_\_\_\_\_  
Passport Number: \_\_\_\_\_ Phone #'s: \_\_\_\_\_ Email: \_\_\_\_\_

**IMPORTANT:** The following information will be used by the credit and background reporting company for identification purposes only, to perform a background check. This information will not be used as part of the decision process the Association.

Maiden, Other and/or Former Name(s) \_\_\_\_\_  
Race/National Origin: \_\_\_\_\_ Gender: Male: \_\_\_\_\_ Female: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Application for Occupancy Rental: \_\_\_\_\_ Sale: \_\_\_\_\_

THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE.  
If the applicants are not married, each co-resident/co-applicant must submit separate applications with separate screening fees. All telephone numbers provided must be able to be reached from 9am to 5pm.

**NOTE:** Complete all questions and fill in all blanks. If any question is not answered or left blank, this application may be returned, not processed, and/or not approved.  
Print legibly or type all information. Missing information will cause delays. All information supplied on this application is subject to verification.  
Any false statements or misrepresentations on this application will result in automatic disapproval.

I/we represent that the purchase/lease of this unit is for as follows: \_\_\_ Permanent Residence: \_\_\_ Winter Res.: \_\_\_ Vacation Res.: \_\_\_ Investment for Rental/ Resale

Unit No: \_\_\_\_\_ If Rental: Term Begin \_\_\_\_\_ Term End \_\_\_\_\_ Monthly Rent \_\_\_\_\_ ; If Sale: Closing Date \_\_\_\_\_

Present Owner(s): \_\_\_\_\_ Phone No (s): \_\_\_\_\_ Email: \_\_\_\_\_

## PERSONAL INFORMATION

Applicants Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS No \_\_\_\_\_

Phone Number: Cell: \_\_\_\_\_; Home: \_\_\_\_\_; Work: \_\_\_\_\_; Email: \_\_\_\_\_

Marital Status \_\_\_\_\_ Driver License No \_\_\_\_\_ State \_\_\_\_\_

Spouse's Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS No \_\_\_\_\_

First Middle Last

Driver License No \_\_\_\_\_ State \_\_\_\_\_

## Other Occupants

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

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

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

Have you, the co-applicant(s), and/or any occupant(s) ever been arrested, charged and/or convicted of a crime, including a misdemeanor, or are any criminal charges now pending? Yes ( ) No ( ) If Yes, Provide detailed explanation on separate sheet. Have you or the co-applicant ever been evicted or asked to leave any tenancy, broken a lease or sued? \_\_\_\_\_. How many vehicles will you have? \_\_\_\_\_. Do you have any pets or animals? \_\_\_\_\_.

Emergency contact (Name/Phone) \_\_\_\_\_

## RESIDENT HISTORY

Present Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ To/From \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_

Landlord's Name \_\_\_\_\_ Landlord's Phone ( ) \_\_\_\_\_

Reason for Moving \_\_\_\_\_

Previous Street Address \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

To/From \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_ Landlord's Name \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Reason For Moving \_\_\_\_\_

## EMPLOYMENT HISTORY

Present employer \_\_\_\_\_ Supervisor \_\_\_\_\_

Address \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Position \_\_\_\_\_ Date of employment \_\_\_\_\_ Gross weekly salary \$ \_\_\_\_\_

Previous employer \_\_\_\_\_ Supervisor \_\_\_\_\_

Address \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Position \_\_\_\_\_ Dates of employment \_\_\_\_\_ Gross weekly salary \$ \_\_\_\_\_

Spouses employer \_\_\_\_\_ Supervisor \_\_\_\_\_

Position \_\_\_\_\_ Phone ( ) \_\_\_\_\_ Salary \$ \_\_\_\_\_

## INCOME

Gross annual salary (Including fees, tips, commissions and bonuses) \$ \_\_\_\_\_

Gross annual salary spouse \$ \_\_\_\_\_

## BANK INFORMATION

Account No \_\_\_\_\_ Account type \_\_\_\_\_ Bank Name and Branch \_\_\_\_\_

Account No \_\_\_\_\_ Account type \_\_\_\_\_ Bank Name and Branch \_\_\_\_\_

## VEHICLES

Year \_\_\_\_\_ Make \_\_\_\_\_ Tag No \_\_\_\_\_ State \_\_\_\_\_ Registered to \_\_\_\_\_

Year \_\_\_\_\_ Make \_\_\_\_\_ Tag No \_\_\_\_\_ State \_\_\_\_\_ Registered to \_\_\_\_\_

Applicant signature \_\_\_\_\_ Date \_\_\_\_\_

Spouse signature \_\_\_\_\_ Date \_\_\_\_\_

# IMPERIAL TOWERS CONDOMINIUM, INC.

1817 & 1825 SOUTH OCEAN DRIVE, HALLANDALE BEACH, FL 33009  
PHONE (954) 454 – 8822 // FAX (954) 455 – 0868 // E-MAL imperialtowers@att.net

## **VEHICLES AND PARKING:**

There is only one assigned (deeded) parking space per unit. Any resident, owner or renter, can park only one (1) car on the Association property. Any resident, with more than one (1) car, must make arrangements to park it elsewhere. If you have an arrangement with another resident to use their parking space, written evidence must be provided to the office prior to the screening. Violators will be automatically towed with no warning and at their Own expense. Parking is permitted only in spaces assigned for parking. Parking in fire zones, along curbs or any other areas not lined for parking, is not permitted. Violators will be automatically towed with no warning and at their own expense. Visitor parking is for visitors only and may not park overnight. Residents or Guests cannot park in Visitors parking. Violators will be automatically towed with no warning and at their own expense. Only head-in parking is permitted. All vehicles must fit within the allocated space. Any vehicle which cannot operate under its own power is not allowed on the property. No vehicles that require towing are permitted on the property. Vehicles without valid tags or license plates are not permitted on the property. Violators will be automatically towed with no warning and at their own expense.

## **REPAIR/RENOVATION:**

Any repair or renovation to a unit must be requested and approved by the Association. An Architectural Modification Request Form must be submitted to the Association and approved by the Board of Directors, prior to any commencement of work. There will be no work allowed without the proper permits, as required by Hallandale Beach. All work done in the building must be done by a licensed and insured contractor. The contractor must be registered with the Association office by providing evidence of the contractor's licensure, insurance, signed Contractor's and Repairmen's Acknowledgement and Indemnification and signed Hold Harmless and Indemnification Agreement, as required by the Association's insurance carrier. All forms are available in the office. Work, as well as the delivery of material and equipment, can only be done Monday thru Friday, excluding holidays, from 9:00 A.M. to 4:00 P.M., thru the rear entrance to the building, never the front entrance. The office must be given 24 hours' notice to cover the walls and floor of the elevator and it must be done under the supervision of the building Superintendent. It is the responsibility of the contractor to remove all debris from the premises. No construction materials or debris may be discarded down the trash chute or left in the main floor garbage rooms. The Owner will be held responsible for compliance of the above.

## **DELIVERIES/MOVE INS AND MOVE OUTS:**

Any delivery of furniture or appliances, as well as moving in or out, must be done Monday thru Friday, excluding holidays, from 9:00 A.M. to 4:00 P.M., thru the rear entrance to the building, never the front entrance. The office must be given 24 hours' notice to cover the walls and floor of the elevator and it must be done under the supervision of the building Superintendent. Only emergency appliances, such as a refrigerator or stove, may be delivered after hours and weekends, with Association approval.

## **TRASH ROOMS ON EACH FLOOR:**

All garbage must be placed and tied in plastic bags and put into the chute. If it cannot fit in the chute, it must be brought to the dumpster room on the ground floor. Large objects must also be brought to the dumpster room. All glass containers must be rinsed out and placed in the barrel so marked. Newspapers only should be placed in the tray so marked. The main door to the trash rooms on each floor must be kept closed at all times.

## **DOORS TO HALLWAYS:**

All doors between apartments and hallways must be kept closed at all times, as required by the Fire Marshal. Any excess smoke, from cooking, or even fire MUST be contained within the unit.

## **KEYS:**

Owners/renters must provide the Association office with duplicate keys to their apartment in case of an emergency. If we need to break in, the owner/renter will be responsible for the cost. If you leave your car here for any extended period of time, we urge you to provide a key to the office as well. If it has to be towed, the owner/renter will be responsible for the cost of the towing as well as the storage.

Initials \_\_\_\_\_

Initials \_\_\_\_\_

Initials \_\_\_\_\_

**WATER HEATERS, AC UNITS, & VALVES:**

Water heaters and air conditioning units must be replaced or inspected every 10 years. Water heater replacement must also include new valves as well as a breaker switch installed in the AC/HWH closet as per city requirement. When leaving your apartment for any extended period of time, be sure to shut off all water valves in you hot water heater closet to prevent any floods or leaks.

**SECURITY:**

Since we do not have security, the full cooperation of all residents is needed to keep trespassers off the Association property and out of our buildings. Report crimes to the police, not to the Superintendent, Board members or the Association office.

**MAINTENANCE:**

The owner of each Condominium unit shall maintain and be responsible for the maintenance of his own unit and all equipment and fixtures, including hot water heater and all air conditioning equipment, and must promptly correct any conditions which would, if let uncorrected, cause any damage to another unit or the common elements.

**OWNERS WHO ARE ABSENT have the responsibility to designate a person to CHECK THEIR UNIT FREQUENTLY to prevent any damage (a/c failure, water heater, leaks, mold, etc.) to their unit. Any damage and expenses caused by owner’s failure to fulfill such responsibility is solely theirs. Association is not responsible for condominium unit owner’s failure to comply with such responsibility.**

**PEST CONTROL:**

All residents shall at all times keep their units in clean and sanitary condition and vermin free. A pest control service is employed by the Association the common areas in the inside of individual units once a month. The monthly service is currently provided IN ACCORDANCE WITH THE SCHEDULE THAT IS EMAILED TO ALL RESIDENTS AND IS POSTED IN LOBBY BULLETIN BOARDS. It is the responsibility of each resident to call or email the office to have their unit placed on the list to be serviced. If you will not be home, please make arrangements to permit access to your unit.

**SPEED LIMIT:**

Maximum speed limit on the property is 5 mph. Please respect the stop signs posted. Warnings will be placed on cars in violation. Fines will be imposed on violators.

**CHILDREN:**

While there are no age restrictions upon children who reside in the Condominium, the Condominium Association does have the right to make such rules and restrictions as it deems necessary with regard to use of the recreational facilities and common elements by children under the age of sixteen (16) years.

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Signature

\_\_\_\_\_ Date

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Signature

\_\_\_\_\_ Date

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Signature

\_\_\_\_\_ Date

\_\_\_\_\_ Witness Printed Name

\_\_\_\_\_ Witness Signature

\_\_\_\_\_ Date

# Imperial Towers Condominium, Inc.

A Florida Not for Profit Corporation  
1817-1825 South Ocean Drive, Hallandale Beach, FL 33009  
T: (954) 454 - 8822 // F: (954) 455 – 0868 // E-Mail: Imperiaaltowers@att.net

IMPERIAL TOWERS

1817 WEST 1825 EAST



As per resolution of the Imperial Towers Condominium Inc. Board of Directors dated October 20<sup>th</sup> 2016, and effective January 1<sup>st</sup>, 2017, Imperial Towers Condominium Inc. imposes a Tenant Security Deposit for all new Tenants, to be paid by such Tenant in the form of a check or money order (no cash allowed), in the amount of \$500.00 to be made out to Imperial Towers Condominium Inc.

The \$500.00 Tenant Security Deposit is to be kept in an Imperial Towers Condominium Bank Escrow Account. Such amount is to be returned to the Tenant within 30 days after Tenant vacated premises (to an address given by Tenant who issued check/money order in the first place) provided that no damages have been done to Imperial Towers Condominium “Common Elements” by the Tenant (or other people related to the Tenant, for whom he is responsible for), and no fines had been imposed by Board of Directors to such Tenant for not complying with Imperial Towers Condominium Declaration, By Laws and Rules and Regulations. Otherwise, damages repair fees and/or fines will be deducted from Tenant Security Deposit and the remainder, (if any), will be sent to Tenant as above prescribed.

By signing below, Tenant(s) acknowledges this understanding and agrees with the above stipulated terms and complies by attaching a check/money order in the amount of \$500.00 with the application.

## Check Or Money Order Made Out And Received By Imperial Towers Condominium:

Number: \_\_\_\_\_ Amount: \$ \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Tenant Name Signature Date

\_\_\_\_\_  
Tenant Name Signature Date

Received By Imperial Towers: \_\_\_\_\_ Date \_\_\_\_\_

## Check Returned By Imperial Towers Condominium:

Number: \_\_\_\_\_ Amount: \$ \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Tenant Name Signature Date

\_\_\_\_\_  
Tenant Name Signature Date

Received By Imperial Towers: \_\_\_\_\_ Date \_\_\_\_\_



# ADDENDUM TO LEASE

**THIS ADDENDUM** made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to the lease dated \_\_\_\_\_, \_\_\_\_\_ for a term commencing \_\_\_\_\_ and expiring \_\_\_\_\_ (“Lease”) by and between \_\_\_\_\_ (“Owner”) and \_\_\_\_\_ (“Lessee”) for Unit # \_\_\_\_\_ of Imperial Towers Condominium, Inc. In the event this Addendum conflicts with, varies or modifies the terms and provisions of the Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

## **WITNESSETH:**

**WHEREAS**, Owner is the record title holder of the Unit, and wishes to lease said Unit to Lessee; and

**WHEREAS**, Imperial Towers Condominium, Inc. (“Association”), pursuant to the Association’s Declaration of Condominium (the “Declaration”), has the right to require a uniform form of lease of units within the Association, and in connection therewith, the Association is requiring that this Addendum to Lease form be executed by the Owner and Lessee in lieu of a uniform lease.

**NOW, THEREFORE**, in consideration of the terms set forth and other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledge, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Lessee shall abide by and comply with the provisions of the Association’s Declaration, By-Laws, Articles of Incorporation, and Rules and Regulations as same may be amended from time to time (hereinafter referred to as the Governing Documents”) and shall comply with all laws, ordinances, regulations and administrative rules applicable for the Unit including, but not limited to Chapter 718, Florida Statutes, (the “Condominium Act”). By executing this Addendum, the Lessee acknowledges receipt of the Governing Documents from the Lessor and acknowledges review of same.
3. In the event Lessor is delinquent in the payment of any regular maintenance assessments or special assessments due to the Association, the rent for the Unit shall be applied by the Lessee to payment of any delinquent assessment or installment thereof due to the Association before payment of the balance, if any, of such rent to the Lessor. If any such assessments and installments are not paid within ten (10) calendar days after the due date, the Association shall notify the Lessor of such delinquency by certified and regular mail to the last address furnished to the Association by Lessor and shall notify Lessee of same by regular mail to the Unit address. Upon receipt of such notice, Lessee shall immediately pay to the Association the amount of such delinquent assessment, including late fees, interest, collection costs and attorney’s fees (if any), and shall deduct such sums paid to the Association from the next rental payment. Notwithstanding the foregoing, in the event that sums owing to the Association exceed the Lessee’s rental payment, Lessee shall not be obligated to pay any sums in excess of such rental payment to the Association. If any excess sums are due to the Association, the Lessee is authorized to continue to deduct such sums from each rental payment until such sums have been paid in full. Any such deductions by the Lessees shall not constitute a default by Lessee of Lessees obligations under the Lease.
4. In the event the Lessee fails to pay delinquent assessments and costs and fees incidental thereto, the Lessee shall be deemed in default under the Lease and subject to eviction proceedings as described in paragraph 5 of this Addendum, in addition to all other remedies the Association may have. The collection of rental payments from the Lessee shall not be deemed an election of remedies, and the Association may still proceed to collect delinquent assessment in accordance with the Governing Documents and the Condominium Act, including but not limited to the filing of a claim of lien, foreclosure, and personal money action.

5. Lessee agrees to abide by this Addendum, the Governing Documents, and all applicable laws, ordinances and regulations. If Lessee fails to comply with this Addendum, the Governing Documents, or any applicable laws, ordinances and regulations, the Association shall notify the Owner, by Certified Mail, of such defaults. In the sole discretion of the Association, the Owner may be required to take any and all actions necessary to ensure that the default is cured within fourteen (14) days of the date of the written notification of default, or may be required to commence action to evict Lessee. If Owner is required to commence action to evict Lessee, and fails to commence such action within fourteen (14) days of written notification of default, Owner hereby authorizes the Association as the Owner's agent and attorney in fact to commence eviction proceedings. In the event the Association files an action for eviction, the Owner and Lessee shall be jointly and severally liable for all attorney's fees and costs, including appellate proceedings. Nothing contained herein shall be deemed to obligate the Association to commence eviction proceedings or to preclude the Association from pursuing any other available legal remedies.

6. Lessee shall not be entitled to occupy the Unit prior to receipt of this Addendum as executed by the Lessee and Owner.

7. The Unit shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for no other purpose. Lessee warrants and represents that the only occupants of the Unit will be the following individuals who have been approved by the Association (You must also include the name and age of any minor child of the lessees who will also be occupying the unit).

---

---

8. The Association and/or its authorized agent(s) shall have the irrevocable right to have access to the Unit as may be necessary for inspection, maintenance repair or replacement of any Common Elements accessible there from, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.

9. The Lessee shall not assign the Lease, nor sublet or permit the Unit or any part thereof to be used by others.

10. The Lessee agrees not to keep anything in the Unit which will increase the insurance rates of the Association or interfere with the rights of the residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance or illegal act in the Unit, or on the Common Elements, or the Limited Common Elements.

11. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.

12. Lessee and Owner specifically acknowledge that as of the expiration date of the term of the Lease, unless the Association has received a copy of the extension or renewal 60 days prior to the expiration of the current lease. The Lessee shall have no successor use rights in the Association's property. In connection with the termination of the Lessee's use rights as specified above, Lessee and Owner specifically acknowledge that the Association shall have the authority to deactivate and/or terminate all entry devices and/or other means for the Lessee to access the Condominium and/or the Unit of the expiration date of the term of the Lease.

13. When used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all genders as appropriate.

14. The partial or complete invalidity of any one or more provision of this Addendum, or any other instrument required to be executed by Lessee in connection with the leasing of the Unit, shall not be affected thereby, and each and every term and provision otherwise valid shall remain valid and be enforced to the fullest extent permitted. The failure of any party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Addendum or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenants, conditions or rights as respects further performance.

15. Nothing contained in the Lease, this Addendum, or the Governing Documents shall in any manner: (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefit and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Owner or Lessee (including, without limitation, any obligation as a landlord under applicable law or any liability based on the Association's approval of the Lessee pursuant to the Declaration, such approval being solely for the benefit of the Association), or (iii) create any rights or privileges of the Lessee under the Lease, this Addendum, or the Governing Documents as to the Association.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the date and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES

OWNER(S) / LESSOR(S)

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

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

WITNESSES

TENANTS(S) / LESSEE(S)

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

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

Receipt of this Lease Addendum is acknowledged by the Association on this the \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_.

IMPERIAL TOWERS  
CONDOMINIUM, INC.

By: \_\_\_\_\_

Title: \_\_\_\_\_

# IMPERIAL TOWERS CONDOMINIUM, INC.

1817 & 1825 SOUTH OCEAN DRIVE  
HALLANDALE BEACH, FL 33009  
PHONE (954) 454 – 8822 // FAX (954) 455 – 0868  
E-MAL [imperialtowers@att.net](mailto:imperialtowers@att.net)

## Affidavit of receipt of Condominium Docs and Rules & Regulations

I/We, the undersigned, have received a copy of the Condominium Documents and Rules and Regulations of Imperial Towers Condominium, Inc., including all amendments registered with Broward County **UP TO THE CURRENT DATE**. I/We have read, understand, accept, and agree to comply and be bound by same.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Date

# **IMPERIAL TOWERS CONDOMINIUM INC.**

1817 & 1825 SOUTH OCEAN DRIVE  
HALLANDALE BEACH, FL 33009  
PHONE (954) 454 – 8822 // FAX (954) 455 – 0868  
E-MAL [imperialtowers@att.net](mailto:imperialtowers@att.net)

## **CONDOMINIUM FEES**

All fees are to be in the form of a check or money order made payable to Imperial Towers Condominium Inc.

**Application Screening (USA residents) \$100.00 (Rush Fee Add \$50.00)**

All new tenants must apply to be approved by the Condo Association. Each person including married couples) must submit a separate signed application and pay up to \$150. Married Couples only pay one fee, with proof of marriage. **Out of Country applicants: up to \$175.00. \*Applicant interviews will be held on the FIRST and THIRD Tuesday of each month. Please schedule your appointment with the office at time of application.**

**Declaration of Condominium \$100.00**

Condo Docs" include the Declaration of Condominium, By-Laws and Articles of Incorporation as well as the Rules and Regulations of the Condominium. They are provided (at Landlords' expense) by Landlord to Tenants upon an executed Lease Agreement.

**Estoppel Letters \$250.00**

Send your request to [imperialtowers@att.net](mailto:imperialtowers@att.net) and make your check out to: Imperial Towers Condominium Association Inc and mail to 1825 S. Ocean Drive, Hallandale Beach FL 33009

**RUSH FEE IS AN ADDITIONAL \$100.00**

**Condo Questionnaire \$250.00**

Send your request to [imperialtowers@att.net](mailto:imperialtowers@att.net) and make your check out to: Imperial Towers Condominium Association Inc and mail to 1825 S. Ocean Drive, Hallandale Beach FL 33009

**Moving Fee Owners & Renters (Non-refundable) \$200.00**

A fee will be charged for all full unit moves. This includes the fee for moving in, as well as moving out. The fee is for the reservation of the elevator for 4 hours, elevator pads, and floor covering

**Tenant Rental Security Deposit (Refundable) \$500.00**

Security Deposit from tenants before moving in. Refundable after move-out if no damages to common areas

**Property Access Key Fee \$100.00**

Residents are expected to have a key for access to the buildings, pool area and gym. No one without a key is to be allowed to enter key-restricted areas. Keys may only be purchased by Owners and provided to tenants.

**Mailbox Key \$25.00**

Lock and key sets to replace/change the mailbox key are available in the office. Changing of the lock must be coordinated with the postal delivery person.

For Other Fees, Please Check at The Condo Office

Imperial Towers Condominium Inc.

**ONE CAR PARKING AFFIDAVIT**

By the Following, (Type Tenant(s) Names) \_\_\_\_\_ ;  
Unit \_\_\_\_\_ Tenant(s), whose parking space number is # \_\_\_\_\_ ;  
hereby acknowledge(s), understand(s) and agree(s) to the “ONE CAR PARKING POLICY”.

If any of the Tenant(s’) Car(s) is/are parked in a No Parking Area, A Visitors Parking, a “Lettered” Parking, or Any Other Parking Space Without Owner’s Previous Authorization, It/they will be TOWED AWAY AT OWNER’S EXPENSE.

Tenant(s) acknowledge(s) that Commercial Trucks, or RV, ARE NOT allowed in premises. Tenant(s) also acknowledge(s) that Visitor cars cannot be parked overnight otherwise they will be TOWED AWAY AT OWNER’S EXPENSE.

Tenant(s) Signature: \_\_\_\_\_ Date \_\_\_\_\_

Tenant(s) Signature: \_\_\_\_\_ Date \_\_\_\_\_

Tenant(s) Signature: \_\_\_\_\_ Date \_\_\_\_\_

**Imperial Towers Condominium Inc.**

By: \_\_\_\_\_

By: \_\_\_\_\_

