

Lake Emerald Owners Association, Inc.
108 Lake Emerald Drive
Oakland Park, FL 33309

Phone 954 735-1718 Fax 954 497-1541

COMMUNITY: LAKE EMERALD OWNERS ASSOCIATION, INC.

Dear Prospective Rental-Roommate:

Enclosed please find an Application for Residency at Lake Emerald Owners Association, Inc...

The attached application must be completed fully by the prospective tenant signed. The application must then be returned back to the management office along with a copy of the following:

1. A copy of the completed lease or intent to enter into a lease by both parties.
2. Non-refundable orientation fee of \$100.00 CASHERS CHECK or MONEY ORDER ONLY made payable to Lake Emerald Owners Association, Inc.
3. A separate \$100.00 MONEY ORDER is also required for the Move in Deposit also made payable to Lake Emerald Owners Association, Inc. The Renters/Roommate Move in Deposit will be held until the term of the lease has expired and/or the Renter moved out of the property. This deposit will be refunded to the Tenant once LEOA has verified that no damage has done to LEOA property upon moving in or out of the property. The management office does not accept cash. No personal checks will be accepted.

Prior to occupancy the prospective tenant must be approved by the Board of Directors of the Association and go through orientation. A credit score of 650 or above is required. Please allow a minimum of 15 days after receipt of the completed application in our office for Board approval.

Orientation is held the 4th Wednesday of every month at 7:00 p.m. in the Lake Emerald Office Bldg. 108. Under NO circumstances shall the prospective tenant move into the unit until written approval by the Board of Directors has been obtained.

Once you have been screened and attended an Orientation, you can then pick up your vehicle decal, and gate clicker at the Management Office. NO decals or gate transmitters will be issued until Orientation has been attended and the applicant has been approved for residency here at Lake Emerald.

Sincerely,

Lake Emerald Owners Association, Inc.



Bldg./Unit No. _____ Occup. Date _____ Term Date _____

Lake Emerald Owners Association Application for Occupancy (Rental/Roommate)

IMPORTANT: Each co-resident/co-occupant must submit separate applications.

PERSONAL INFORMATION

Applicants Name _____ First _____ Middle _____ Last _____ Date of Birth _____ SS No _____
 Marital Status _____ Driver License No _____ State _____
 Spouse's Name _____ First _____ Middle _____ Last _____ Date of Birth _____ SS No _____
 Driver License No _____ State _____
Other Occupants
 Name _____ Age _____ Relationship _____
 Name _____ Age _____ Relationship _____
 Name _____ Age _____ Relationship _____
 Do you own pets? _____ if yes, type (breed) _____ Size/Weight _____
 Have you, the co-applicant(s), and/or any occupant(s) ever been arrested, charged and/or convicted of a crime? _____ if Yes, Please provide detailed explanation. (Use reverse side of this application)
 Emergency contact (Name/Phone) _____

RESIDENT HISTORY

Present Street Address _____ State _____ Zip _____
 Phone () _____ To/From _____ Monthly Payment \$ _____
 Landlord's Name _____ Phone () _____
 Reason for Moving _____
 Previous Street Address _____ State _____ Zip _____
 To/From _____ Monthly Payment \$ _____ Landlord's Name _____
 Phone () _____ Reason For Moving _____
 Have you and/or the co-applicant(s) ever been evicted from any property? _____ if yes, provide detailed explanation. (Use reverse side of this application)

EMPLOYMENT HISTORY

Present employer _____ Supervisor _____
 Address _____ Phone () _____
 Position _____ Date of employment _____ Gross weekly salary \$ _____
 Previous employer _____ Supervisor _____
 Address _____
 Position _____ Dates of employment _____ Phone () _____ Gross weekly salary \$ _____
 Spouse's employer _____
 Supervisor _____
 Position _____ Phone () _____ Salary \$ _____

CHARACTER REFERENCES

Name _____ Phone () _____ Relation _____
 Name _____ Phone () _____ Relation _____
 Name _____ Phone () _____ Relation _____

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 _____

DISCLOSURE

Lake Emerald Owners Association, Inc. and/or its agents is hereby authorized and given the right to verify by reasonable means all of the information disclosed by the applicant(s) including but not limited to credit check, criminal history, eviction-civil packet, exhibits and/or attachments. Applicant(s) certify that all of the information disclosed to Lake Emerald Owners Association, Inc. and/or its agents is true and correct. Furthermore, applicant(s) certify it has not knowingly omitted any information from this application, any additional documents in the application packet, exhibits and/or attachments.

Applicant Signature _____ Date _____
 Spouse Signature _____ Date _____
 Form EARPT 03/05

DISCLOSURE AND AUTHORIZATION FOR CONSUMER REPORTS

In connection with my application for occupancy for a dwelling and or Residential with LAKE EMERLAD OWNERS ASSOCIATION, I understand consumer reports will be requested by you ("Company"). These reports may include, as allowed by law, the following types of information, as applicable: names and dates of previous employers, reason for termination of employment, work experience, reasons for termination of tenancy, former landlords, education, accidents, licensure, credit, etc. I further understand that such reports may contain public record information such as, but not limited to: my driving record, workers' compensation claims, judgments, bankruptcy proceedings, evictions, criminal records, etc., from federal, state, and other agencies that maintain such records.

In addition, investigative consumer reports (gathered from personal interviews, as applicable, with former employers or landlords, past or current neighbors and associates of mine, etc.) to gather information regarding my work or tenant performance, character, general reputation and personal characteristics, and mode of living (lifestyle) may be obtained.

This authorization is conditioned upon the following representations of my rights:

I understand that I have the right to make a request to the consumer reporting agency: **United Screening Services, Corp.(name) ("Agency"), P.O. Box 55-9046, Miami, FL. 33255-9046** (address), telephone number **(305) 774-1711** or **(800) 731-2139**, upon proper identification, to obtain copies of any reports furnished to Company by the Agency and 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 Agency, on Company's behalf, will provide a complete and accurate disclosure of the nature and scope of the investigation covered by any investigative consumer report(s). The Agency will also disclose the recipients of any such reports on me which the Agency has previously furnished within the two year period for employment requests, and one year for other purposes preceding my request (California three years). I hereby consent to Company obtaining the above information from the Agency. I understand that I can dispute, at any time, any information that is inaccurate in any type of report with the Agency. I may view the Agency's privacy policy at their website: **www.unitedscreening.com**.

I understand that if the Company is located in California, Minnesota or Oklahoma, that I have the right to request a copy of any report Company receives on me at the time the report is provided to Company. By checking the following box, I request a copy of all such reports be sent to me. Check here:

As a California applicant, I understand that I have the right under Section 1786.22 of the California Civil Code to contact the Agency during reasonable hours (9:00 a.m. to 5:00 p.m. (PTZ) Monday through Friday) to obtain all information in Agency's file for my review. I may obtain such information as follows: 1) In person at the Agency's offices, which address is listed above. I can have someone accompany me to the Agency's offices. Agency may require this third party to present reasonable identification. I may be required at the time of such visit to sign an authorization for the Agency to disclose to or discuss Agency's information with this third party; 2) By certified mail, if I have previously provided identification in a written request that my file be sent to me or to a third party identified by me; 3) By telephone, if I have previously provided proper identification in writing to Agency; and 4) Agency has trained personnel to explain any information in my file to me and if the file contains any information that is coded, such will be explained to me.

I understand that I have rights under the Fair Credit Reporting Act, and I acknowledge receipt of the Summary of Rights _____ (initials).

Printed Name: _____

Signature: _____

Date: _____

For identification purposes:

Social Security No.: _____; Date of Birth: _____

Driver's License No.: _____; State of Issue: _____

Street Address: _____ City: _____ State: _____ Zip: _____

LAKE EMERALD OWNERS' ASSOCIATION, INC.

Lease Acknowledgment Form

The undersigned, _____ ("Tenant"), and _____ ("Unit Owner"), under an approved Lease of Unit _____ ("Unit") in the Lake Emerald Owners' Association, Inc. ("Association"), hereby acknowledge that the provisions of Chapter 718, Florida Statutes (the "Condominium Act"), the Declarations of Condominium of Lake Emerald Condominium #1, 2, 3, 4, 5, and 7 ("Declaration"), as amended, as recorded in the Public Records of Broward County, Florida as follows:

Lake Emerald Condominium No. One, recorded in Official Records Book 9704, Page 510,
Lake Emerald Condominium No. Two, recorded in Official Records Book 9924, Page 444,
Lake Emerald Condominium No. Three, recorded in Official Records Book 9785, Page 1,
Lake Emerald Condominium No. Four, recorded in Official Records Book 10358, Page 200,
Lake Emerald Condominium No. Five, recorded in Official Records Book 9897, Page 1,
Lake Emerald Condominium No. Seven, recorded in Official Records Book 13360, Page 675,

in addition to the Associations' Articles of Incorporation, the Associations' By-Laws and the Associations' Rules and Regulations, shall be deemed expressly incorporated into the Lease of the Unit, in accordance with Section 718.303(1), Florida Statutes. Both Tenant and Unit Owner have been provided with a copy of the aforementioned documents, or have been notified that such documents shall be made reasonably available upon written request for same.

In the event Tenant is notified by the Association, or one of its authorized representatives, to discontinue the payment of rent due under the Lease to the Unit Owner and instead direct said payments, in the same amount and frequency, to the Association, Tenant recognizes that Tenant is obligated to comply, until such time as Tenant is instructed by the Association, or one of its authorized representatives, to redirect Tenant's recurring payments back to the Unit Owner. If Tenant fails to honor this obligation, or otherwise violates any of the other terms and provisions of the Association's governing documents, Tenant shall be subject to all remedies available to the Association including injunctive relief, money damages or both, in addition to the other remedies provided by law.

This Acknowledgment Form does not impose any additional obligations or liability on Tenant or Unit Owner, but rather is intended to clarify existing obligations and liability as of the date Tenant executed the Lease.

TENANT:

Signature

Date

UNIT OWNER:

Signature

Date

(An executed copy of this Lease Acknowledgment shall be given to Tenant, with the original being retained by the Association, as part of its Official Records)