



Fourth Moorings Condominium Association, Inc.
Application for Consent to Lease or For Sale

*** This is a 55 and over Community ***

This application form is fully completed to include, a copy of all proposed sales/rental contracts, a photocopy of picture ID, a photocopy of valid unexpired auto registration, two (2) letters of recommendation for each applicant over the age of 18, an original police report for each applicant over the age of 18, and a cashiers check or money order for the application fee, must be received by the Management office, at the address below, **no less than ten (10) working days prior to** the date action is desired of the Association. The Board of Directors will have ten days after the interview of an applicant.

****Missing or incomplete information will cause the application to be returned without action. ****

Fees: (NON-REFUNDABLE)

■ **Application Fee: Money Order or Cashier's Check:**

\$150.00 Per Person, payable to VTE Consulting LLC.

\$175.00 Per Married couple with a marriage certificate payable to VTE Consulting LLC.

\$30.00 Per Person over the age of 18 years old, payable to VTE Consulting (Background check).

\$100.00 Impact fee payable to Fourth Moorings Condominium

\$250.00 Pet fee payable to Fourth Moorings Condominium

**Payable to VTE Consulting, LLC
1840 W. 49 Street, Ste 216, Hialeah, FL 33012**

Please note that the application takes from 20 to 25 business days. If you would like to rush 5-10 business days, there is a fee of \$100.00.

Fourth Moorings Condominium Association, Inc
Email: ninagarcia@vteconsultingllc.com or Office@vteconsultingllc.com

APPLICATION MUST BE COMPLETED IN FULL BY PROSPECTIVE TENANT(S) OR BUYER(S)

Restrictions:

New Residents must be interviewed and approved by the Association, with ten (5) days' notice to move in or out.

- Residents are permitted to move into the building between the hours of 9:00 A.M. to 5:00 P.M. Monday through Friday.
- If you are having work done in your unit, it must be done between the hours of 9:00 A.M. and 5:00 P.M. Monday through Friday.
- All maintenance fees must be current at the time of application.
- All boxes are to be crushed and folded, taken to the dumpster in the parking area, and placed in the garbage container.
- A Modification form must be completed before any work is done in the unit. Turn it into a management company

If a sale is made, the buyer agrees to provide the Management Company with a copy of the Closing Statement by seven (7) days after the closing date. If a lease, you must provide a copy of the lease agreement.

ALL APPLICATIONS MUST BE APPROVED BEFORE MOVING IN

I certify that I have read and understand the above application and restrictions:

Unit #: _____

Signature of Applicant: _____ Date: _____

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: _____

All applicants must sign this form



VTE CONSULTING LLC
INTEGRITY DEFINES ALL ODDS

Application for Consent to Lease or For Sale

This application and the attached Application for Occupancy must be completed in detail by the proposed Buyer/Tenant. Please attach a copy of the Sales Contract to this application or rental agreement.

The Seller (current owner) shall provide the Buyer with a copy of all the Condominium documents. Processing of this application will begin after all required forms have been completed, signed, and submitted to the Management's office.

Application For: Lease _____ OR Sale _____

Applicant #1

First Name:	Middle Name:	Last Name:
D.O.B:	Social Security #:	
Driver License State:	Driver License #:	
Phone Number #	Atl Phone #:	
Email:		

Employment of Applicant #1

Employer:	Position:
How Long at Present Job:	
Phone Number #:	
Address:	

Applicant #1:

Have you ever been arrested or convicted of a crime? YES or NO:	
Dates:	County /State Convicted in:
Charges:	



VTE CONSULTING LLC
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Applicant #2

First Name:	Middle Name:	Last Name:
D.O.B:	Social Security #:	
Driver License State:	Driver License #:	
Phone Number #	Atl Phone #:	
Email:		

Employment of Applicant #2

Employer:	Position:
How Long at Present Job:	
Phone Number #:	
Address:	

Applicant #2:

Have you ever been arrested or convicted of a crime? YES or NO:		
Dates:	County /State Convicted in:	Charges:

Three References (Non-Related to Applicant)

Name:	Relationship:
1.	
2.	
3.	

Emergency Contact:

Name:	Relationship:
Phone:	
Name	Relationship:
Phone:	

VEHICLE INFORMATION

Make	Year	Color	Tag

PET'S INFORMATION ONLY OWNER

Name	Type	Weight	Tag

Vaccione	
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Have you ever been arrested or convicted of a crime? Yes or NO		
Dates:	County /State: Convicted in	Charges

Credit Score: _____

3 References (Non-Related to Applicant)

Name	Relationship

Applicant #3

First Name	Middle Name	Last Name
Social Security#	D.O.B	
Driver 'License #	D.L State	
Phone Number #	Atl. Phone:	
Email:		

Employment of Applicant #3

Employer	Position:
How Long at Present Job:	

Phone Number #
Address

Have you ever been arrested or convicted of a crime? Yes or NO		
Dates:	County /State: Convicted in	Charges

Credit Score: _____

3 References (Non-Related to Applicant)

Name	Relationship



DISCLOSURE AND AUTHORIZATION AGREEMENT DISCLOSURE

A Consumer report and/or investigative consumer report, including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit, and/or indebtedness, may be obtained in connection with your application for and/or continued residence. A consumer report and/or an investigative consumer report may be obtained at any time during the application process or at your residence. Upon timely written request of the management, and within 5 days of the request, the name, address, and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the customer report, you will be provided with a copy of your rights under the Fair Credit Reporting Act.

AUTHORIZATION

This requested information will be used in reference to my (our) Purchase/Rental/Lease Application.

I/We hereby authorize you to release any and all information concerning my/our Employment, Banking, Credit, and Residence information to:

VTE Consulting LLC
1840 W 49th Street Suite#233
Hialeah, FL 33012

I/We hereby authorize VTE Consulting LLC. to investigate all statements contained in my/our application, if necessary. I/We understand that I/We hereby waive any privileges I/We may have regarding the requested information by releasing it to the above-named party. A copy of this form may be used in lieu of the original.

READ, ACKNOWLEDGED, AND AUTHORIZED

Applicate Name _____

Applicate Name _____

Applicant Signature _____

Applicate Signature _____

Rent Interception

The Condominium Act was amended effective July 1, 2010, to allow an Association to demand that a tenant in possession must pay any future monetary obligation related to the unit, i.e., rent, directly to the Association.

Fla. Stat. & 718.166(11)

(11)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owners related to the unit have been paid in full to the association. The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. Pursuant to section 718.116 (11), Florida Statutes, the association demands that you pay your rent directly to the condominium association and continue doing so until the association notifies you otherwise.

This is commonly known as "rent interception", and if the tenant fails to comply, the tenant may be subject to eviction. The statute allows the association to demand that the tenant pay to the association the subsequent rental payments and continue to make such payment until all monetary obligations of the unit owner related to the unit have been paid in full to the association." The rent interception statute provides the association a tool to preclude an owner, who is often in foreclosure, from pocketing the rent obligation while shorting the owner's obligation to the association.

As an owner, you understand that 10% of the rental interception amount is collected as a processing fee for the efforts made. Also, you understand that a \$25.00 fee for each notice posted/mailed is also charged to you.

You understand the law that has been stated above and will adhere to such recourse if needed.

Applicant Name: _____

Applicant Signature: _____

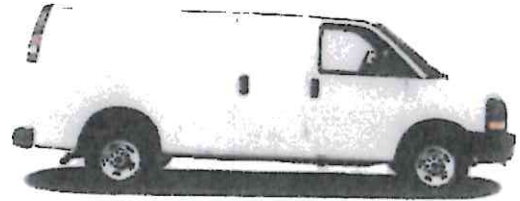
Date: _____

**VEHICLES NOT ALLOWED PARKED IN THE
ASSOCIATION**

PICKUP RACKS



**ALL TYPES OF COMMERCIAL VEHICLES/
VEHICLES WITH SIGNS / LETTERING**



MOVING VEHICLES



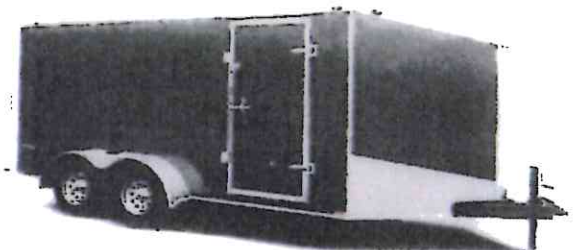
LIMOUSINES



**TRUCKS NOT ALLOWED ARE AS FOLLOW:
HEAVY DUTY / LONG BED / F250 / F350**



ANY TYPES OF TRAILERS



FOURTH MOORINGS CONDOMINIUM ASSOCIATION, INC

PET AFFIDAVIT

NAME OF LESSEE _____

UNIT NO _____

ANIMAL INFORMATION :

WEIGHT _____

BREED _____

COLOR(S) OF PET _____

NAME OF PET _____

The undersigned hereby understands and agrees to maintain his/her pet(s) contained within a unit; no pet(s) may be maintained within a Unit if such pet constitutes a nuisance or annoyance to the owners of other units. Pet(s) outside in the common area must be on a leash and accompanied by an adult at all times.

Your dog's waste must be picked up

By signing this affidavit, I understand and agree that failure to follow the above-mentioned instructions may result in the removal of pet(s) from the premises and the unit lease agreement between the unit owner and tenant may be terminated as a result of such violation

Signature of Unit Owner/Pet's Owner

Date

11. PURPOSE AND USE RESTRICTIONS

Condominium units shall be used and occupied by the respective owners thereof, as private single family residences, for themselves, their families, and social guests, and for no other purpose.

In order to provide for a congenial occupation of the Condominium and to provide for the protection of the value of the apartments, the use of the property shall be restricted to and be in accordance with the following provisions:

A. The apartments shall be used for single family residences only.

B. The common elements shall be used for the furnishing of services and facilities for which they are reasonably intended, for the enjoyment of the unit owners, and subject to such regulation by rules and by-laws as may in the opinion of the corporation, achieve the maximum beneficial use thereof.

C. Children who are not in their seventeenth year shall not be permitted to reside in any of the condominium units, except that children under such age may be permitted to visit and temporarily reside, for a period not to exceed a reasonable time.

D. No nuisance shall be allowed upon the Condominium property, nor shall any practice be allowed which is a source of annoyance to residents, or which will interfere with the peaceful possession and proper use of the Condominium property by its residents.

E. No unit owner shall permit or suffer anything to be done or kept in his apartment which will increase the rate of insurance on the Condominium property.

F. No immoral, improper, offensive, or unlawful use shall be made of the Condominium property or of any condominium unit, or any part thereof.

G. No for sale or for rent signs or other signs shall be displayed by any individual unit owner on his condominium parcel, or any part of the Condominium property

H. Regulations concerning use of the common elements, and limited common elements may be promulgated by the corporation. The initial regulations which shall be deemed effective until amended are annexed to the By-Laws. Copies of all additional regulations shall be furnished to all unit owners.