

FREEDOM SQUARE

C/O M&M Property Management LLC

1280 SW 36th Ave #305 * Pompano Beach, FL 33069 * Phone: (954) 582-4400 * Fax: (954) 582-4407

APPLICATION FOR LEASE

INSTRUCTIONS:

1. This application and the attached application for occupancy and authorization forms must be completed in detail by each proposed lessee, other than husband/wife or dependent child (which is considered one applicant).
2. Please attach a copy of the lease to this application.
3. The Association has 21 days to complete its processing from the date of receipt of the fully completed application, all fees and any supplemental information required. If a question is not answered adequately or left blank, this application may be returned, not processed and not approved and a resubmittal fee of \$100 will be required.
4. The owner must provide the lessee with a copy of all Rules & Regulations.
5. All applicants must make themselves available for a personal interview prior to final Board of Directors approval. Occupancy prior to Board approval is prohibited.
6. All maintenance fees and assessment must be paid up to date prior to receipt and processing of lease application.
7. Only 1 assigned parking space available per apartment. Guest parking spaces are available.
8. Moving of furniture in or out of an apartment is not permitted on Sundays or Holidays. Hours for moving are 8am to 6pm Monday thru Saturday.

FEES REQUIRED:

1. \$110.00 non-refundable processing fee must be attached to this application, made payable to FREEDOM SQUARE
2. \$125.00 non-refundable fee for processing of new tenants records and building directory information, made payable to M&M Property Management, LLC.

ACCEPTANCE OF THE PROCESSING FEE DOES NOT IN ANY WAY CONSTITUTE APPROVAL OF THIS TRANSACTION

OCCUPANCY RESTRICTIONS:

1. No commercial vehicles, boats, trailers, motor homes, mobile homes, campers, recreational vehicles, motorcycles, mopeds, etc. permitted on the Condominium premises. (SUV's Permitted)
2. Use of this unit is for single family residence only. A single family is a single person or husband and wife and their children.

MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS

Date _____ Building No _____ Apt No _____ Approx. Leasing Date _____

Current Owner's Name _____ Telephone Number _____

Realtor handling lease _____ Telephone Number _____

Name of Lessee(s) [As lease will appear]:

(a) _____

(b) _____

Children who will occupy the apartment with you:

(a) _____ Date of Birth _____

(b) _____ Date of Birth _____

(c) _____ Date of Birth _____

(d) _____ Date of Birth _____

Other Persons who will occupy the apartment with you:

Name _____ Age _____ Relationship/Occupation _____

Name _____ Age _____ Relationship/Occupation _____

Name _____ Age _____ Relationship/Occupation _____

Name _____ Age _____ Relationship/Occupation _____

M&M Property Management, llc

1280 SW 36th Ave #305, Pompano Beach, FL 33069

Office: 954-582-4400 Fax: 954-582-4407

Credit and/or Criminal Authorization Form

You are hereby authorized to release information to Today's Properties and M&M Property Management any and all information they request with regards to verification of my bank account(s), credit history, residential history, criminal record history, and employment verification and character references. This information is to be used for my/our Application for Occupancy.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the Association for their exclusive use only. **PLEASE INCLUDE A COPY OF DRIVER'S LICENSE and SOCIAL SECURITY CARD TO CONFIRM IDENTITY.** If you do not have a Social Security Card, please include a copy of your Passport or current identification card.

I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper signature.

Applicant Signature

Additional Applicant Signature

Print Name

Print Name

Social Security #

Social Security #

Date of Birth

Date of Birth

Current Address

Current Address

RESIDENT SECURITY INFORMATION DATA FORM

Information provided will be entered into Gate House Security System

PLEASE PRINT ALL INFORMATION

Date: _____

OWNER NAME: _____

IBCA Address: _____

Mailing Address: _____

Phone Number: (____) _____ (____) _____

RESIDENT NAME: _____

Address: _____

Phone Number: _____

Other Persons Residing at Address:

Relationship

_____	_____
_____	_____
_____	_____

Emergency Contact: _____ (____) _____
Name Phone Number

Visitors authorized to enter Community without being called in to Security (Permanent Guest List)

Name: _____ Name: _____

Name: _____ Name: _____

Name: _____ Name: _____

Vehicles Registered to this Address:

Year	Make	Model	Color	Tag #	State Issued
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

PLEASE ENSURE ALL INFORMATION IS UPDATED REGULARLY AT THE COMMUNITY ASSOCIATION OFFICE

Independence Bay Community Association (954) 421-1585 Office Hours 9:00 am to 1:00 pm Monday - Friday

AGREEMENT:

1. I hereby agree for myself and on behalf of all persons who may use the apartment which I seek to lease that I will abide by all of the restrictions contained in the By-Laws, Rules and Regulations, Association Documents and restrictions which are or may in the future be imposed by the FREEDOM SQUARE
2. I have received a copy of the Condominium Rules & Regulations: YES ____ NO ____
3. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application. I understand that the Association has 21 days from the date of this application and any supplemental information required by the Association is received in which to approve or deny this application.
4. I understand that I may not have guests or visitors for more than 14 days in a calendar year when I am not present.
5. I understand that the board of Directors of FREEDOM SQUARE may cause to be instituted an investigation of my background, as the Board may deem necessary. Accordingly, I specially authorize the Board of Directors, Management and the investigative company to make such investigation, and agree that the information contained in the attached application may be used in such investigation, and that the Board of Directors, Officers and Management of FREEDOM SQUARE itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors. In making the foregoing application, I am aware that the decision of FREEDOM SQUARE will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

APPLICANT _____ APPLICANT _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE _____

Policy for Freedom Square beginning November 1st, 2012

Guests

All Owners/Tenants are allowed guests not to exceed fourteen calendar days. If there are extenuating circumstances, the owner/tenant may request an extension **in writing** to the management company. A copy of the request shall be delivered to the board member in charge, and if none, the president of the Association for approval or rejection and the management company shall advise the owner/tenant.

Any extension shall not exceed an additional calendar 14 days

Occupants

A maximum 4 people are allowed to reside in any said unit at one time, per condominium documents.

Roommates.

If an Owner would like to have a roommate move in, an application with the applicable fee must be delivered to the management company for the purpose of a background and criminal check (or any other report as deemed necessary).

Roommates will not be considered renters as long as the Owner resides simultaneously in the unit.

In the event "Roommate" lives in a unit without the unit owner for more than 60 days, this will be considered a violation of the Association by-laws & rules and regulations unless the Owner does the following:

- 1: Advises the Association of the extenuating circumstances and receives an extension not to exceed 30 days. (Permitted once per year)
- 2: Advises the Association submits a lease agreement and application for the party. (Previous applications will not be used) for approval. Approval will be subject to the following:
 - 2a: the Owner has owned the unit for a period pursuant to the Documents for permission to rent, and
 - 2b: The rental percentage is within the permitted amount in the complex.

Tenants are not permitted to have a roommate move in. This would be considered a Renter.

The Owner would need to modify the lease agreement to reflect the additional person on the lease. A full application with the applicable fee must be delivered to the Management Company for the purpose of a background, criminal, credit check, etc... (or any other report as required for renters) and submitted to the board for approval.

Family members. spouses

Owner may have immediate family members (children, parents) reside without restrictions, subject to occupancy restrictions, however they must advise the Management Company of name in order that they be registered. This again would be restricted to have children or parents who reside at the premises without the registered owners to have roommates. If they do, they would fall under the tenant restriction for any additional occupants. This can, however, be reviewed on a case by case basis and subject to Association (board) approval. (This would avoid loophole which may come up).

Vehicles are again subject to parking restrictions as set by the Association.

Spouses are obviously exempt, however should be registered with the Management Company as a co-habitant.

Leasing of Units:

If an Owner decides to rent their unit, then the procedure is as noted above:

The Owner advises the Association submits a lease agreement and application for the party.

Approval will be subject to the following:

A: the Owner has owned the unit for a period pursuant to the Documents for permission to rent, and

B: The rental percentage is within the permitted amount in the complex.

Parking for Roommates/Multiple lessees

There is one (1) allocated parking space per owner. Roommates/Lessee are subject to all the rules and regulations which govern parking. Breach of these rules makes their vehicles subject to towing. The Unit Owner shall be responsible for any additional fees and expenses to enforce these provisions.

GUESTS/ROOMMATES/LESSEES:

I _____ acknowledge and agrees with the rules

and regulations here-above described.

GUESTS/ROOMMATES OR LESSEE

OWNER