



## CORONET ACRES CONDOMINIUM

### PLEASE READ BEFORE PROCEEDING

#### FOR YOUR INFORMATION::

**Special Note for Lessees::**

After approval by the Association elsewhere required, entire units may be rented for terms not less than 12 months. No rooms may be rented, and no transient tenants may be accommodated. The Association may summarily evict any tenant pursuant to this section and charge the cost of such eviction, including reasonable attorneys' fees, to the owner of the unit rented. All leases shall provide that the Association may terminate the lease upon the tenant's default of any provisions of the Declaration.

It may take up to 21 days to process your application. For international applicants, additional fees and time will be required. This information must be submitted to:

**ANGEL PROPERTY MANAGEMENT & REAL ESTATE, LLC.  
6635 WEST COMMERCIAL BLVD.,  
SUITE 200  
TAMARAC, FL 33319**

The application must be completed in its entirety BEFORE submitting to our office. **If any item is left blank or any document not submitted, your application will not be processed.**

When an application is received by the Association, and all required forms and documentation have been met, the Association will consider that application as complete. Only once completed application is submitted will the processing of the application commence. During the processing of the application there will be NO verbal communication between the office staff, buyer, seller, tenants, landlords, or their respective real estate agents, it is the responsibility of the applicant to submit their application complete and in a timely manner in order to accommodate expected occupancy and/or closing dates.

If you have any questions regarding this matter, please do not hesitate to contact our office. Please use the checklist attached to ensure that you submit a completed application.

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**



## LEASE APPLICATION CHECKLIST

*\*\*\*Please complete and include this checklist with application and appropriate fees\*\*\**

PROPERTY ADDRESS APPLYING FOR: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Best Number to Contact: \_\_\_\_\_

Email Address: \_\_\_\_\_

**I. Application Packet Form Checklist – Each person (18 years or older) occupying the property must complete an individual application (even if married). Request/Make additional copies if necessary.**

Application Checklist

Disclosure and Authorization Agreement Regarding Consumer Reports

Application COMPLETED IN FULL (12 pages) Pet Policy

- Background Check Authorization
- MAF Background Screening Form **Each applicant must complete.**
- Pet Policy
- Collection of Rent Agreement
- Additional Acknowledgement: Mailing Address for Notice of Acceptance or Rejection of the Application
- Association Rules and Regulations

**II. Additional Information Checklist – All Documentation MUST be Current, Clear & Legible**

Copy of the lease agreement

Copy of Driver’s License – if no Driver’s License – a valid state or government issued identification

Vehicle Registration:: for Each Vehicle that will be parked in parking lot

Employee Letter stating length of employment for each adult employed and residing there

Letter from previous landlord

Application Fee: (\$ 100.00) per individual applicant 18 years old or older or per married couple (if married, MUST submit copy of marriage certificate, if last names are different). ONLY Cash, Cashier’s Checks, or Money Orders are accepted. Must be made payable to: **Angel Property Management. NO PERSONAL OR BUSINESS CHECKS ACCEPTED. \*All app fees are NON-REFUNDABLE\***



**AUTHORIZATION TO PERFORM BACKGROUND CHECK**

**AUTHORIZATION TO RELEASE CRIMINAL HISTORY INFORMATION REPORTS, DRUG OFFENSE, VIOLENCE REPORTS, CREDIT BUREAU REPORTS, AND/OR MOTOR VEHICLE REPORTS, I ACKNOWLEDGE I MAY BE SUBJECT TO A “CONSUMER REPORT” and/or AN “INVESTIGATIVE CONSUMER REPORT”** *(which may include information about my character, general reputation, personal characteristics, and/or mode of living, and which can involve personal interviews with sources such as neighbors, friends and associates.)*

I hereby authorize **ANGEL PROPERTY MANAGEMENT AND REAL ESTATE, LLC.**, as agent for **CORONET ACRES CONDOMINIUM** (herein the “Association”), to make inquiries to MAF Background Screening (“MAFBS”), a consumer reporting agency, and any other information deemed necessary by the Association, for the purpose of the Association evaluating my application. I understand that such information may include but is not limited to my credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, banking information and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension or collection with respect to or in connection with the rental, lease or purchase of a residence for which this application was made. I hereby expressly release ANGEL PROPERTY MANAGEMENT AND REAL ESTATE, LLC. And any procurer or furnisher of information, from any liability what-so-ever in the use, procurement or furnishings of such information and understand that my application information, including Social Security Number, shall remain confidential except through court order or subpoena as provided under relevant law.

I also agree that a fax or photocopy of this authorization with my signature or electronic signature be accepted with the same authority as the original. I also agree that this information may be viewed by any **ANGEL PROPERTY MANAGEMENT AND REAL ESTATE, LLC.**, employee or any current Board of Director with **CORONET ACRES CONDOMINIUM.**

Applicant Printed Name: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION:**

Angel Property Management and Real Estate, LLC., hereby certifies to MAF/SARMA Background Screening that it is requesting a consumer report(s) on the applicant named above and that Angel Property Management and Real Estate, LLC., will use that report(s) for PERMISSABLE purposes.

MAF/SARMA BACKGROUND SCREENING 800.226.4483  
134 S Tampa Street Tampa FL 33602



**APPLICATION FOR PURCHASE**

PROPERTY STREET ADDRESS: \_\_\_\_\_ UNIT #: \_\_\_\_\_

**Applicant Information**

Name: \_\_\_\_\_ Social Security #: \_\_\_\_\_ DOB: \_\_\_\_\_

Present Residence Address: \_\_\_\_\_ How long: \_\_\_\_\_

City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_ Rent or Own: \_\_\_\_\_

**Landlord's Info (if applicable):**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: Address: \_\_\_\_\_

**Prior Residence Information (1)**

Prior home address: \_\_\_\_\_ How long: \_\_\_\_\_

City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Phone: \_\_\_\_\_

Rent or Own: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

**Landlord's Info (if applicable):**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: Address: \_\_\_\_\_

**Prior Residence Information (2)**

Prior home address: \_\_\_\_\_ How long: \_\_\_\_\_

City and State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Phone: \_\_\_\_\_

Rent or Own: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

**Landlord's Info (if applicable):**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Email: Address: \_\_\_\_\_



**Vehicle Information:**

Make of car: \_\_\_\_\_ Model Type: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate#: \_\_\_\_\_ State: \_\_\_\_\_

Make of car: \_\_\_\_\_ Model Type: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate#: \_\_\_\_\_ State: \_\_\_\_\_

**Occupancy:**

The Rules and Regulations of Coronet Acres Condominium, provide an obligation of unit owners that ALL units is Coronet Acres Condominium, be used for **single family residence only**. Please state the name and relationship of all persons (self-included) who will be occupying the unit. Please note: No more than 2 heartbeats per bedroom are allowed.

**By signing below, applicant understands, acknowledges, & agrees that NO OTHER occupants other than the ones that are listed above will be permitted to occupy the unit at any time.  
READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

\_\_\_\_\_ Date                      \_\_\_\_\_ Signature                      \_\_\_\_\_ Print Name

NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH

**PERSONAL REFERENCE:** *Please provide 2 personal references that can attest to your character. NO FAMILY MEMBERS PLEASE*

**REFERENCE 1**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

**REFERENCE 2**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_



**EMERGENCY CONTACT:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

**EMPLOYMENT HISTORY**

**CURRENT EMPLOYER**

Company: \_\_\_\_\_ Title: \_\_\_\_\_  
 Supervisor: \_\_\_\_\_ Telephone #: \_\_\_\_\_  
 Employed from: \_\_\_\_\_ to \_\_\_\_\_ Monthly Gross Salary: \_\_\_\_\_

**PREVIOUS EMPLOYER**

Company: \_\_\_\_\_ Title: \_\_\_\_\_  
 Supervisor: \_\_\_\_\_ Telephone #: \_\_\_\_\_  
 Employed from: \_\_\_\_\_ to \_\_\_\_\_ Monthly Gross Salary: \_\_\_\_\_  
 Reason for Leaving: \_\_\_\_\_

My signature below indicates that I certify that all of the information provided in this application is complete, true, and correct.

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date



**PET POLICY:**

I, \_\_\_\_\_ do hereby acknowledge and understand that I have been informed of the pet policy for Coronet Acres Condominium, and I assume full liability and responsibility for any fees levied by the association due to myself, another occupant or guest of my unit not complying with the rules and regulations of the pet policy as recorded in the Coronet Acres Condominium documentation.

- *NO pets/animals are allowed at any time.*

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

Print Applicant's Name: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_



**Additional Acknowledgements**

**Mailing address for notice of acceptance or rejection of the application:**

Name \_\_\_\_\_ Address \_\_\_\_\_  
City and State \_\_\_\_\_ Zip \_\_\_\_\_ Phone ( \_\_\_\_ ) \_\_\_\_\_

Please select the option that applies. I am purchasing/leasing this condominium with the intention to:

reside as owner(s) here on a full-time basis;  reside as owner(s) here part-time;  lease unit, for the period beginning on \_\_\_\_\_ and ending on \_\_\_\_\_.

**Upon closing, if this application is accepted, I/we will provide a copy of the closing statement and a copy of the recorded deed within ten days.**

I, \_\_\_\_\_, (the applicant) for this condominium have read the rules and regulations for Coronet Acres Condominium and agree to abide by the declaration of Coronet Acres Condominium, the articles of incorporation, bylaws and any and all other property promulgated rules and regulations and amendments in effect within the terms of my/our occupancy/ownership. I understand that if I fail to abide by the rules and regulations, than I and all persons residing in the unit, are subject to non-renewal of the lease, eviction, fines and other remedies available to the association, including but not limited to towing of vehicles, as applicable. I also understand that I will be responsible for all attorney fees and court costs incurred in the enforcement of the rules and regulations for Coronet Acres Condominium. I also authorize the association and or its representatives to perform a background investigation and credit checks of the occupants and applicants listed in this application.

The prospective applicant will be advised by the administration office with a 5 business day period from the date of interview, of either acceptance or rejection of this application.

I accept

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

Print Applicant's Name: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_





### Collection of Rent Agreement

This Collection of Rent Agreement (this "Agreement") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between Coronet Acres Condominium Association ("Association"), \_\_\_\_\_ ("Unit Owner") and \_\_\_\_\_ ("Tenant").

#### WITNESSETH:

**WHEREAS**, Tenant and Unit Owner intend on entering into a lease (the "Lease") with respect to the property located at \_\_\_\_\_, Unit # \_\_\_\_\_, \_\_\_\_\_, FL \_\_\_\_\_; and

**WHEREAS**, The Association has the right to condition its approval of the Lease on the execution of this Agreement by the parties hereto.

**NOW THEREFORE**, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, it is mutually agreed and covenanted by and among the parties to this Agreement as follows:

1. Tenant and Unit Owner acknowledge and agree that Tenant is required to comply with the Association's Declaration of Condominium, By-laws, Articles of Incorporation and Rules and Regulations, as amended from time to time (collectively, the "Governing Documents"). The Governing Documents shall be deemed expressly incorporated into the Lease.
2. Tenant and Unit Owner acknowledge and agree that Unit Owner is required to pay to Association any and all assessments (the "Assessment") levied by Association in accordance with the Governing Documents.
3. In the event the Unit Owner fails to pay Association any Assessment when the same become due, Association shall be entitled to collect the Tenant's rent payments ("Rent") owed to Unit Owner under the Lease for the purpose of offsetting the delinquent Assessment as follows:
4. If Association notifies Tenant that Unit Owner is delinquent in its Obligation to pay any Assessment, Tenant shall discontinue the payment of the Rent to Unit Owner and instead shall direct said Rent payments, in the same amount and frequency as set forth in the Lease, to Association until such time as Association directs Tenant to redirect Rent payments to Unit Owner. Any Rent collected by Association in excess of Unit Owner's delinquent Assessment will be promptly disbursed to Unit Owner. In the event Tenant fails to redirect the payments of Rent to the Association and instead continues to pay Rent to Unit Owner, Tenant shall become obligated along with the Unit Owner to pay the delinquent Assessments to Association, irrespective of any Rent payments that Tenant may already have made to Unit Owner.
5. In the event Unit Owner or Tenant fail to honor this Agreement or violate any of the other terms and provisions of the Governing Documents, Unit Owner and Tenant shall be subject to all remedies available to Association, including without limitation, injunctive relief and money damages in addition to any other remedies provided by law. Additionally, Association shall also have the power to evict Tenant in accordance with the Governing Documents for failure to honor this Agreement. All eviction costs will be owed by Unit Owner and considered a special assessment, which will be levied in accordance with the Governing Documents.



6. Unit Owner and Tenant acknowledge that Association would not have approved Tenant and the Lease but for the parties entering into this Agreement. Therefore, Tenant and Unit Owner hereby waive each of their rights to contest the validity of this Agreement or the validity of any of the remedies available to the Association.

7. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. Venue shall be in Broward County, Florida.

8. This Agreement shall not be construed more strictly against one party than against the other merely because it may have been prepared by counsel for one of the parties, it being recognized that the parties have contributed substantially and materially to its preparation.

9. All notices, demands and communications hereunder to the parties shall be served or given in accordance with the Governing Documents.

10. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute on and the same instrument.

11. This Agreement and the exhibits attached here to and forming a part here of, represent the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations, understandings and representations (if any) made by and between the parties. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon Tenant, Association or Unit Owner unless reduced to writing and signed by all three parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

I accept

**READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED**

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



### RULES AND REGULATIONS

1. The sidewalk, entrances, passages, vestibules, corridors, halls and all of the common elements, MUST NOT be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables or any other object of the a similar type and nature be stored therein. Children SHALL NOT play or loiter in halls or other public areas.
2. The personal property of all unit owners shall be stored within their Condominium units, or in assigned storage space, if any. NO articles should be on top of storage cabinet.
3. Residents shall have exclusive us of the laundry room facilities during the following times: MONDAY TO SATURDAY – 8am to 8pm, SUNDAY – 9am to 6pm. Cleaning the room and the equipment is a MUST for users.
4. No garbage cans, supplies, milk bottles or other articles shall be placed outside of the unit, except such area designated by the Association, nor shall any lines, clothes, clothing, curtains, rugs, mops or laundry of any kind, or other article, be shaken or hung from any of the windows or doors, or exposed on any part of the common elements.
5. Fire or Emergency exits shall not be obstructed in any manner and the common elements shall be kept from and clear of rubbish, debris and other unsightly material.
6. NO unit owner shall allow anything whatsoever to fall from the windows or doors of the premises nor shall he sweep or throw from the premises any object or other substances onto the common the common elements.
7. Refuse and tied bagged garbage shall be deposited ONLY in the areas provided therefore. NO BULK TRASH, BOXES or LARGE OBJECTS SHOLULD BE PLACED IN DUMPSTERS. DUMPSETER **CANNOT** OVER FLOW. LID SHOULD BE ALWAYS CLOSED.
8. NO unit owner shall store or leave boats or trailers on the Condominium property.
9. Any unit owner shall not send employees of the Association out of the building at any time for any purpose. No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
10. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. GUEST PARKING ARE DESIGNATED FOR GUESTS ONLY. UNIT OWNERS PARKED IN GUESTS SPOTS WILL BE TOWED AT OWENER’S EXPENSES.



11. NO vehicle, which cannot operate on its own power, shall remain on the Condominium premises for more than twenty-four (24) hours, and not repairs of vehicles shall be made on the Condominium premises.
12. A unit owner SHALL NOT place or use any item outside of a unit without the approval of the Board of Directors of the Association.
13. NO unit owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors and licenses, nor do or permit anything by such personas that will interfere with the rights, persons that will interfere with the rights, comforts or conveniences of the unit owners. NO unit owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a photograph, television, radio or sound amplifier, in his unit, in such manner as to disturb or annoy other occupants of the Condominium. No unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.
14. NO radio or television installation, or other wiring shall be made without the written consent of the Board of Directors, A small antenna may be install in the side of the building; no installation or holes to be made on the roof. Any antenna or aerial erected or installed on the roof or exterior walls of the building, without the consent of the Board of Directors, in writing, is liable to removal without notice and at the cost of the unit owner for whose benefit the installation was made.
15. NO sign, advertising, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in on or upon any part of the Condominium unit or Condominium property, by ant unit owner.
16. NO awning, canopy shelter or other projection, shall be attached to or placed upon the outside wall or roof of the building, without the consent of the Board of Directors of the Association.
17. NO blinds, shades, screens, decorative panels, window, or door covering, shall be attached to or hung, or use in connection with any window or door in a unit, in such a manner as to be visible to the outside of the building, without the written consent of the Board of Directors of the Association.
18. The Association may retain a pass-key to all units. NO unit owner shall alter any lock or install a new lock without the written consent of the Board of Directors of the Association. Where such consent is given m the unit owner shall provide the Association with an additional key for the use of the Association, pursuant to it's right of access. Owners should leave, with the Secretary of the Association, an address and telephone number where they may be reached when out of town for more than a month. Also, the owners should leave the name, address and telephone number of those who should be notified in case of accident, death, or for another other emergency.
19. Cooking on gas or electric barbecue shall be permitted on the rear yards of the units.



- 20. Complaints regarding the service of the Condominium shall be made in writing to the Board of Directors.
- 21. NO inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit, except such as are required for normal household use.
- 22. Payments of yearly assessment shall be made to the Condominium Association. Payments made in the form of checks shall be made to the order of the Condominium Association. Payments of regular assessments are due on the 1<sup>st</sup> day of the month, and if any such payment are ten (10) or more days late, are subject to a \$25.00 charge.
- 23. Each unit owner who plans to be absent from his unit during the hurricane season, must prepare his unit prior to this departure, by:
  - a. Removing all furniture and other objects, if any outside of his unit.
  - b. Lowering and fixing their awning.

In the event a unit owner DOES NOT prepare his unit accordingly, the Board of Directors will contact owner. If unit owner still has not taken action, the Board of Director will prepare the unit at a charge of \$100.

- 24. The Association insurance policy provides NO coverage over the following parts of your unit: wall, floor and/or ceiling coverings of this property as part of the insurance you maintain in your unit.
- 25. Provisions in the nature of rules and regulations are specified in Articles XIII and XIV of this Condominium’s Declaration of Condominium.
- 26. The building Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of the Association, and shall to and be binding upon all unit owners.
- 27. The unit owners shall, at all times, obey such Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invites servants and persons over whom they exercise control and supervision.

-Revised 1/2015

Please Sign and Date Your Acknowledgement:

\_\_\_\_\_