



*Turnberry On The Green Condo Association*

## **RENTAL PACKAGE**

Date application was submitted \_\_\_\_\_

Unit # \_\_\_\_\_

Names: \_\_\_\_\_

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

Desired move-in date: \_\_\_\_\_



*Turnberry On The Green Condo Association*

## RENTAL APPLICATION

**A CREDIT SCORE OF 700 OR HIGHER REQUIRES TO BECOME A RESIDENT (R&R §1(J)) THE PROCESSING TIME FOR AN APPLICATION: UP TO 30 DAYS.**

**THE ASSOCIATION WILL NOT ACCEPT INCOMPLETE APPLICATIONS.**

- COPY OF LEASE
- SECURITY DEPOSIT IN AMOUNT OF ONE MONTH'S RENT (CASHIER'S CHECK ONLY)
- BACKGROUND CHECK FEE IN AMOUNT OF **\$100.00** (CASHIER'S CHECK PAYABLE TO YUKA SECURITY) NON-REFUNDABLE
- MOVE IN/MOVE OUT FEE IN THE AMOUNT OF **\$250.00** (CASHIER'S CHECK PAYABLE TO TURNBERRY ON THE GREEN, NON-REFUNDABLE)
- ELEVATOR SECURITY DEPOSIT IN THE AMOUNT OF **\$1000.00**(CASHIER'S CHECK PAYABLE TO TURNBERRY ON THE GREEN)
- LAST TWO YEARS OF INCOME TAX RETURNS (SIGNED COPIES)
- THE LAST TWO MONTHS OF US BANK STATEMENTS (U.S. DOLLARS ONLY. NO FOREIGN CURRENCY INFORMATION WILL BE ACCEPTED)
- COPY OF THE GOVERNMENT PHOTO ID (DRIVER'S LICENSE OR PASSPORT), EMPLOYMENT AUTHORIZATION
- HOMEOWNER'S INSURANCE NAMING TURNBERRY ON THE GREEN CONDOMINIUM ASSOCIATION AS ADDITIONAL INSURED
- TWO SIGNED REFERENCE LETTERS WITH CONTACT INFORMATION: NAME, ADDRESS, PHONE NUMBER AND E-MAIL ADDRESS.

IN THE EVENT OF A NON-ENGLISH-SPEAKING APPLICANT, IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE FOR AN INTERPRETER. TURNBERRY ON THE GREEN RESERVES THE RIGHT TO REQUEST ADDITIONAL DOCUMENTATION



*Turnberry On The Green Condo Association*

**APPROVAL CRITERIA**

1. Approval of the Association shall be withheld only by the vote of a majority of the Board. Notwithstanding anything contained herein to the contrary, approval shall not be withheld so as to violate the requirements or restrictions of any applicable federal, state or local law. In deciding whether to approve or disapprove a transfer, the Board may consider the following factors any may confer freely with counsel in reaching its decision. Good cause for disapproval may include, but not be limited to, the following:
  - a. The person seeking approval, or any proposed occupant, has been convicted of a felony involving violence to persons or property, the sale, distribution or use of a controlled substance, a felony demonstrating dishonesty or moral turpitude, or a charge of such felonies where the person was not acquitted and the charges were not dropped.
  - b. The person seeking approval has a record of financial irresponsibility, including bankruptcies, foreclosures, bad debt and/or insufficient income.
  - c. The application for approval indicates on its face that the person seeking approval, or any proposed occupant, is unable to comply with the covenants and restrictions applicable to the condominium. For example, without limitation, the application of a prospective purchaser or lessee who intends to move in with a dog demonstrates that the application is inconsistent with the pet restriction contained elsewhere in this Declaration and that approval would violate such restriction.
  - d. The person seeking approval, or any proposed occupant, has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other social organizations or associations, or by his conduct in this Condominium as tenant, Owner, or occupant of a unit in other situations.
  - e. The person seeking approval, or any proposed occupant, failed to provide the information, fees or appearance required to process the application in a timely manner.
  - f. All assessments and other charges against the unit have not been paid in full.
  
2. If the Association disapproves the proposed transaction, notice of disapproval shall be promptly sent in writing to the owner or interest holder, and the transaction shall not be made. The Association need not approve any sale, transfer, or lease until such time as all unpaid assessments and all court costs and attorneys' fees (if any) incurred by the Association and due and owing for the unit have been paid, all transfer fees have been paid, and the prospective purchaser or lessee, together with all prospective residents who have reached the age of maturity, have appeared for a screening.

\_\_\_\_\_  
Owner signature

\_\_\_\_\_  
Tenant signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Print name



Turnberry On The Green Condo Association

ACKNOWLEDGEMENT OF THE PROSPECTIVE TENANT IN THE RESPECT OF CONDOMINIUM DECLARATION AND RULES AND REGULATIONS BASIC TERMS

- 1. No lease shall be for less than 6 months (Condo Declaration §17.8) The renewal Lease (contract) should be in a form approved by Supreme Court of Florida under Rule 10-2. 1 (a) of the Rules Regulating the Florida Bar.
2. The Screening Committee and the Board of Directors prohibit occupancy prior to approval. Use of the unit is for single-family residence only.
3. Tenants may not have pets in the building ((The Amendment of Condo Declaration).
4. No more than 2 occupants per legal bedroom. (The Amendment of Condo Declaration). In order to use Tiki-Hut area and Gazebo, Resident must to reserve day and time with Management office. Fees has to be paid. The Resident must to have confirmation from the Management. (Rules and Regulations §10) Board of Directors prohibit disposing in recycle area the following items: any forms of furniture, including mattresses, electronic devices. NOTHING should be left on the floor of the trash chute closet located on each floor. All boxes received by regular mail too large for the chutes should be taken down (using service elevators only) to the loading dock area. It is strictly prohibited to leave or discard any furniture or materials, used for furniture packaging, in the Loading dock, Receiving area or any other portion of the Condominium Property. (Rules and Regulations §10)
5. All Residents' cars must be registered with the office. First car has to be parked ONLY in assigned parking spot to the unit.
6. First car can be parked by resident or by Valet for no cost for resident. Second and third car must be parked on parking spot with "Resident's" sign or on the top of the garage. \$75 fee must be paid in advance to the Management office. Valet service fee apply to the second and third car.
7. Move-in / move-out hours are from 9:00 AM to 5:00 PM weekdays. Moving is prohibited on Saturday, Sunday, and Holidays. The lessee, if approved, must give the Association \$1000.00 as a security deposit. If no damage was done to the Common Areas during the move, the deposit will be returned after inspection.
8. Swimming pool usage restrictions apply and can be read in the bulletin board at the swimming pool area.
9. It is the Realtor's responsibility to inform prospective tenant prior signing the lease regarding Rules and Regulations and restrictions of the Turnberry on the Green Condominium.
10. It is the unit owner's responsibility to provide the tenant with access cards, keys to the apartment, mail Box keys and garage access device.

Tenant's Signature.

Landlord's Signature

Print name

Agent

Unit #

Date



Turnberry On The Green Condo Association

LETTER OF INTENTION TO LEASE OR LEASE RENEWAL

Application to: (check one) \_\_\_\_\_ lease \_\_\_\_\_ lease renewal

TO: BOARD OF DIRECTORS

In accordance with the provisions of the articles of the Declaration of Condominium of Turnberry on the Green, Condominium Association, Inc., I/We hereby serve notice that I/We desire to accept a bona fide offer made to me/us by \_\_\_\_\_, for lease/lease renewal Unit # \_\_\_\_\_. If a lease/lease renewal, the term is for a period starting \_\_\_\_\_ and ending \_\_\_\_\_. All leases/lease renewals I/We acknowledge that must be for a minimum of six (6) months. There will be only one occupancy during the term of the lease. For leases/lease renewals, a one month's refundable security deposit will be required from the Tenant.

I/We agree to provide to the purchaser a copy of the Turnberry on the Green Declaration of Condominium, By-Laws, Articles of Incorporation, and Rules and Regulations, or to the lessee a copy of the Rules & Regulations, prior to the first occupancy at Turnberry On The Green by the purchaser or lessee.

I/We will be bound by the Declaration of Condominium, By-Laws, Articles of Incorporation, and Regulations of the Condominium Association.

THE ASSOCIATION AND ITS AGENT, IN THE EVENT IT CONSENTS TO A LEASE/LEASE RENEWAL, IS HEREBY AUTHORIZED TO ACT AS OUR AGENT WITH FULL POWER AND AUTHORITY, TO TAKE SUCH ACTION, AS MAY BE REQUIRED, IF NECESSARY, TO COMPEL COMPLIANCE BY OUR LESSEE (S) AND/OR THEIR GUESTS, WITH PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TURNBERRY ON THE GREEN CONDOMINIUM ASSOCIATION, INC., ITS SUPPORTIVE EXHIBITS, THE CONDOMINIUM ACT AND RULES & REGULATIONS OR THE ASSOCIATION, OR IN THE INSTANCE OF VIOLATION OF THE ABOVE BY THE LESSEE(S) AND/OR THEIR GUESTS, UNDER APPROPRIATE CIRCUMSTANCES, TO TERMINATE THE LEASEHOLD. IF THIS APPLICATION IS FOR A LEASE/LEASE RENEWAL, THE LESSOR AGREES TO REIMBURSE THE ASSOCIATION FOR ANY ATTORNEY'S FEES AND COSTS INCURRED AS LESSOR'S AGENT IN SUCH ENFORCEMENT OF LEASE TERMINATION.

In order for you to facilitate consideration of my/our application for the lease/lease renewal of the above-designated unit, I/We have caused the proposed lessee to complete application for approval to lease/lease renewal. I/We are aware that any falsification or misrepresentation of the facts in the application for approval will result in the automatic rejection of this application for lease/lease renewal.

Unless the Association notifies me to the contrary within twenty (20) days from the date of your receipt of this application to lease/renewal and Application by proposed Lessee, I will advise lessee that The Board of Directors has twenty (20) days from the date of the interview to request additional information.

Signature: \_\_\_\_\_
Owner

Unit # \_\_\_\_\_

Signature: \_\_\_\_\_
Tenant

Date: \_\_\_\_\_

**TURNBERRY ON THE GREEN CONDOMINIUM ASSOCIATION, INC.  
ADDENDUM TO LEASE**

**THIS ADDENDUM** made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, is attached to and forms an integral part of the lease to which it is attached, dated \_\_\_\_\_, 200\_\_\_\_ for a term commencing \_\_\_\_\_ and expiring \_\_\_\_\_ (hereinafter referred to as the "Lease") by \_\_\_\_\_ and between (hereinafter referred to as "**Owner**" or "**Lessor**") and \_\_\_\_\_ (hereinafter referred to as "**Lessee**") for Unit # \_\_\_\_\_ of Turnberry on the Green Condominium located at 19501 West Country Club Drive, Aventura, FL 33180 (hereinafter referred to as the "Unit"). In the event this Addendum conflicts with, varies, or modifies the terms and provisions of said Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties. In the event of an extension, renewal, and or modification of an existing lease, this addendum will be automatically extended and over-rides the terms of said extended lease.

**WITNESSETH:**

**WHEREAS**, Lessor is the Owner of the Unit, and wishes to lease said Unit to Lessee; and

**WHEREAS**, Turnberry on the Green Condominium Association, Inc. (the "Association"), pursuant to Section 17.8 of Article 17 of the Association's Declaration of Condominium (the "Declaration"), has the right to approve leases of units within Turnberry on the Green Condominium (the "Condominium") and in connection therewith the Association is requiring that this Addendum to Lease form be executed by Lessor and Lessee.

**NOW, THEREFORE**, in consideration of the terms set forth herein 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. All capitalized terms set forth in this Addendum shall have the meaning as set forth in the Declaration unless the context otherwise provides.
3. Lessee shall abide by and comply with the provisions of the Association's Declaration, By-Laws, Articles of Incorporation, 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 to 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.
4. 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.

Unit # \_\_\_\_\_

Notwithstanding the foregoing, in the event the 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 Lessee shall not constitute a default by Lessee of Lessee's obligations under the Lease.

5. 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 6 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 assessments 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 actions.
6. 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, Lessor shall promptly commence action to evict Lessee. If Lessor fails to promptly commence action to evict Lessee, Lessor hereby authorizes the Association as the Lessor's agent and attorney in fact, to commence eviction proceedings. In the event the Association files an action for eviction, the Lessor 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.
7. Prior to occupancy of the Unit, Lessee is required to place in escrow with the Association, a security deposit equivalent to the sum of one (1) month's rent, which may be used by the Association to repair any damages to the Common Elements or Association's property resulting from any acts by the Lessee, and/or penalties resulting from violations of the Association's Rules and Regulations, (as determined at the sole discretion of the Board of Directors), according to the Florida Statutes 718.303(3) under which Lessee may be fined up to \$100.00 for each violation not to exceed \$1,000.00 in the aggregate. The Lessor shall be jointly and severally liable with the Lessee to the Association for any amount in excess of such sums which may be required by the Association to affect such repairs. Such security deposit shall be administered in accordance with Part II of Chapter 83, Florida Statutes. Lessee shall not be entitled to interest on the security deposit.
8. Lessee shall not be entitled to occupy the Unit prior to receipt of written approval from the Board of Directors as specified in Section 17.8 of Article 17 of the Declaration. In the event the Lessee should occupy the Unit prior to receipt of written approval, Lessee's application to lease the Unit shall be deemed automatically withdrawn.
9. 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:

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

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

Unit # \_\_\_\_\_

10. 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.
11. The Lessee shall not assign the Lease, nor sublet or permit the Unit or any part thereof to be used by others without the prior written approval of the Association.
12. 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 other residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in the Unit, or on the Common Elements, or the Limited Common Elements.
13. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.
14. Lessee and Lessor specifically acknowledge that as of the expiration date of the term of the Lease, unless the appropriate approval has been obtained for an extension or renewal of the Lease, the Lessee shall have no access or use rights in the Association's property, including, but not limited to, all Common Elements and amenities except as an invited guest. In connection with the termination of the Lessee's use rights as specified above, Lessee and Lessor specifically acknowledge that the Association, at its option, 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 as of the expiration date of the term of the Lease.
15. 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.
16. The partial or complete invalidity of any one or more provisions 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.
17. 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 Lessor 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.



Unit # \_\_\_\_\_

**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:

**OWNER(S)/LESSOR(S):**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Witness

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

**LESSEE(S):**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Witness

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

Receipt of this Lease Addendum is acknowledged by Turnberry on the Green Association, Inc. this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**TURNBERRY ON THE GREEN  
CONDOMINIUM ASSOCIATION, INC.**

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Witness

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



*Turnberry On The Green Condo Association*

Dear prospective Tenant:

At closing, you will receive from the landlord, one or more access cards. Please be aware that Turnberry on the Green has a very sophisticated security system. In order to preserve the integrity of the system, that/those access card(s) must match the records of the association.

Please bring all access cards/garage passes to the Management Office for proper assignment.

The cards/fobs assigned to unit # \_\_\_\_\_ are as follows:

_____	_____
_____	_____

No other cards will be accepted or programmed.

I/We am/are aware and agree to the above terms and conditions.

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Print name



*Turnberry On The Green Condo Association*

**ACKNOWLEDGEMENT OF PET POLICY**

NAME OF APPLICANT: \_\_\_\_\_

UNIT # \_\_\_\_\_

Resident to sign below:

I am aware of the Turnberry on the Green Condominium Association's Rules & Regulations and restrictions that pets are not permitted on the property and agree to abide by them.

---

Signature

Date



Turnberry On The Green Condo Association

TENANT/LESSEE INFORMATION SHEET

Name(s): \_\_\_\_\_ Unit #: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Work: \_\_\_\_\_

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

Lease start date: \_\_\_\_\_ Lease end date: \_\_\_\_\_

US emergency contact person (s):

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

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

Signature

Signature

Print name

Print name

Date

TO BE FILLED OUT BY MANAGEMENT

- As per condo documents: A) Maximum occupancy: Two persons per bedroom
B) All Units must leave a copy of unit keys with management office personnel.

LIST OF NAMES OF LEGAL (APPROVED) RESIDENTS OF UNIT
Husband, wife and dependent children up to occupancy limit of unit

Table with 4 columns: NAME, DATE OF BIRTH, SEX M/F, RELATIONSHIP. Multiple empty rows for data entry.



Turnberry On The Green Condo Association

**REALTOR'S INSTRUCTIONS FOR LEASING UNITS**

- 1. Unit Owner must complete Letter of Intention to lease. Lease package must be completely filled out, signed, dated, and must include ALL items on checklist.
- 2. We reserve the right to request any information, which may be necessary to process the application.
- 3. Every potential lessee of a unit, ages 18 and older, must complete an application form. A non-refundable processing fee of \$100.00 payable to the Turnberry on the Green must accompany each application form with the following exceptions: a husband and wife or a parent and dependent children are considered one application for purposes of payment of this fee.
- 4. ALL FORMS MUST BE FILLED OUT IN TOTAL WITH NO BLANK SPACES AND WITH ORIGINAL SIGNATURES, OR THE APPLICATION WILL BE RETURNED FOR COMPLETION. **LEAVE APPLICATION PACKAGE IN THE OFFICE WHEN IT IS READY. MISSING DOCUMENTS AND/OR INFORMATION WILL CAUSE DELAYS AND THE APPLICATION WILL NOT BE PROCESSED.**
- 5. Character references provided by the Realtor handling the application, by applicant's relatives or by the Landlord, will not be accepted. All applicants must present original picture ID to the office on the date of the interview. Our office will notify applicants of the date and the time of the interview. **After the interview, it may take from 3 to 20 days for Board's review and approval.** We are requesting all Realtors and Agents to adhere to this policy without exception.
- 6. **Every Owner/lessor must provide proof of current Homeowners (fire, liability) insurance, covering the term of the lease.**
- 7. Renters are not allowed to have pets.
- 8. It is the Realtor's responsibility to show the prospective occupant all Common Areas of Turnberry on the Green (pool, barbecue area, parking garage, storage bin area, mail room, etc.)
- 9. It is the Realtor's responsibility to see that the Landlord provides the new tenant with access cards, and keys to the apartment, storage bin, and mailbox.

**LEGIBLE AND EXECUTED** copy of lease contract with both parties' signatures to be presented for review to the Management Office before any further processing. Please attach leasing agent's business card. (No leases with assignees will be accepted)

**APPOINTMENT FOR INTERVIEW IS MANDATORY. NO ONE WILL BE PERMITTED ENTRY TO THE BUILDING OR APPARTMENT PRIOR TO APPROVAL.**

**APPOINTMENT IS NECESSARY TO SUBMIT THE APPLICATION.**

*Thank you for your cooperation.*

Unit # \_\_\_\_\_

Agent's signature: \_\_\_\_\_

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

Print name: \_\_\_\_\_

Date: \_\_\_\_\_



Turnberry on the Green Condominium Association, Inc.

Application for Occupancy

Unit # \_\_\_\_\_ Lease \_\_\_\_\_ Lease renewal \_\_\_\_\_ Date \_\_\_\_\_

Date of occupancy desired \_\_\_\_\_

Last name \_\_\_\_\_ First name \_\_\_\_\_ Middle name \_\_\_\_\_

Date of Birth \_\_\_\_\_ Social Security number \_\_\_\_\_

Driver's license number & State \_\_\_\_\_

Spouse's last name \_\_\_\_\_ First name \_\_\_\_\_

Date of Birth \_\_\_\_\_ Social Security number \_\_\_\_\_

Driver's license number & state \_\_\_\_\_

Names of adults (age 18 & over) who will occupy unit \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Names & ages of children (under 18) who will occupy the unit \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Were you ever convicted of any felony or misdemeanor? : Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Turnberry On The Green Condo Association

Unit # \_\_\_\_\_

Residence History – Past 5 years

(Please print full address, including unit # & zip code)

resent address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

Phone number ( ) \_\_\_\_\_ Dates of residency: from \_\_\_\_\_ to \_\_\_\_\_

Name of Landlord or Mortgage Co. \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Landlord or Mortgage Co. phone number ( ) \_\_\_\_\_ Loan # \_\_\_\_\_

Address \_\_\_\_\_

Monthly payment \$ \_\_\_\_\_ Own \_\_\_\_\_ Rent \_\_\_\_\_

Previous address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

Residing from \_\_\_\_\_ to \_\_\_\_\_ Monthly payment \$ \_\_\_\_\_ Own \_\_\_\_\_ Rent \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Name of Landlord or Mortgage Co. \_\_\_\_\_

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

Previous address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

Residing from \_\_\_\_\_ to \_\_\_\_\_ Monthly payment \$ \_\_\_\_\_ Own \_\_\_\_\_ Rent \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Name of Landlord or Mortgage Co. \_\_\_\_\_

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

Previous address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

Residing from \_\_\_\_\_ to \_\_\_\_\_ Monthly payment \$ \_\_\_\_\_ Own \_\_\_\_\_ Rent \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Name of Landlord or Mortgage Co. \_\_\_\_\_

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

(Please enclose a separate page for additional information with residence history going back 5 years.)



Turnberry On The Green Condo Association

Unit # \_\_\_\_\_

**Employment History – Past 5 years**

Type of business / profession \_\_\_\_\_

**Name of Company** \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number ( ) \_\_\_\_\_ Position \_\_\_\_\_

Dates working: from \_\_\_\_\_ to \_\_\_\_\_ Salary \_\_\_\_\_ per year.

**Previous Employer / Name of Company** \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number ( ) \_\_\_\_\_ Position \_\_\_\_\_

Dates working: from \_\_\_\_\_ to \_\_\_\_\_ Salary \_\_\_\_\_ per year.

**Spouse's Employer / Name of Company** \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number ( ) \_\_\_\_\_ Position \_\_\_\_\_

Dates working: from \_\_\_\_\_ to \_\_\_\_\_ Salary \_\_\_\_\_ per year.

**Spouse's Previous Employer / Name of Company** \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number ( ) \_\_\_\_\_ Position \_\_\_\_\_

Dates working: from \_\_\_\_\_ to \_\_\_\_\_ Salary \_\_\_\_\_ per year.

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**(Please enclose a separate page for additional information with employment history going back 5 years.)**





Turnberry On The Green Condo Association

Unit # \_\_\_\_\_

**Bank References**

**Bank name** \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Checking Acct. No. \_\_\_\_\_ since \_\_\_\_\_ Savings Acct. No. \_\_\_\_\_ since \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Bank name** \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Checking Acct. No. \_\_\_\_\_ since \_\_\_\_\_ Savings Acct. No. \_\_\_\_\_ since \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Credit / Loan References**

**Auto # 1**–Type/Model \_\_\_\_\_ License # \_\_\_\_\_ State \_\_\_\_\_

Financed Thru \_\_\_\_\_ Account # \_\_\_\_\_ Monthly payment \_\_\_\_\_

**Auto # 2**–Type/Model \_\_\_\_\_ License # \_\_\_\_\_ State \_\_\_\_\_

Financed Thru \_\_\_\_\_ Account # \_\_\_\_\_ Monthly payment \_\_\_\_\_

**Loans and Charge Accounts (credit cards, department stores, etc.)**

Owed to \_\_\_\_\_ Acct. # \_\_\_\_\_ Total Debt.\$ \_\_\_\_\_ Payments \$ \_\_\_\_\_ per \_\_\_\_\_

Owed to \_\_\_\_\_ Acct. # \_\_\_\_\_ Total Debt.\$ \_\_\_\_\_ Payments \$ \_\_\_\_\_ per \_\_\_\_\_

Owed to \_\_\_\_\_ Acct. # \_\_\_\_\_ Total Debt.\$ \_\_\_\_\_ Payments \$ \_\_\_\_\_ per \_\_\_\_\_

Owed to \_\_\_\_\_ Acct. # \_\_\_\_\_ Total Debt.\$ \_\_\_\_\_ Payments \$ \_\_\_\_\_ per \_\_\_\_\_



Turnberry On The Green Condo Association

Unit # \_\_\_\_\_

Character References

(Relatives or realtors references will not be accepted)

Name \_\_\_\_\_ Phone No.( \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

\*\*\*\*\*

Name \_\_\_\_\_ Phone No.( \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

\*\*\*\*\*

Name \_\_\_\_\_ Phone No.( \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

\*\*\*\*\*

Please check one of the following:

Unit # \_\_\_\_\_ will be: My primary residency \_\_\_\_\_ My vacation home \_\_\_\_\_

Applicant represents that all of the above statements are true and hereby authorizes verification of the above information, references and credit records. Applicant acknowledges that false information hereon may constitute grounds for rejection of this application, termination of right of occupancy.

Applicant's signature: \_\_\_\_\_

Date \_\_\_\_\_

Print name: \_\_\_\_\_

Applicant's signature: \_\_\_\_\_

Date \_\_\_\_\_

Print name: \_\_\_\_\_



AUTHORIZATION FOR FILE DISCLOSURE

\*PLEASE ATTACH DRIVER'S LICENSE OR PHOTO ID TO THIS FORM\*

APPLICANT/TENANT CONSENT

I hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc. and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction.

X \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Full Name - First, Middle, and Last Name (Please Print)

\_\_\_\_\_  
Home Address (Unit # if applicable)

\_\_\_\_\_  
CITY STATE ZIP

\_\_\_\_\_  
Social Security Number Date of Birth Driver's License Number and State Issued



*Turnberry On The Green Condo Association*

**REQUIREMENTS FOR PICK UPS, DELIVERIES, MOVE IN-OUT,  
REMODELING, AND RENOVATIONS IN APARTMENTS.**

**TO: ALL RESIDENTS**

**FROM: MANAGEMENT**

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1. The owner/tenant must make a reservation of the service elevator no less than 5 working days prior to the day the delivery /job starts (in some cases it may require more time, based on the availability of the elevators).
2. The owner/tenant has to provide Turnberry on the Green with a security deposit in the amount of \$1000.00. The security deposit will be refunded after the job is completed and the premises are left in good (original) conditions.

It is the responsibility of the unit owner / tenant to make sure that all common areas of the building are left in a good clean condition, as received.

3. The Moving/Delivery/Construction Company has to provide the Management Office with the proper proof of insurance:
  - General Liability: no less than \$ 300,000.
  - Workers compensation.
  - Turnberry on the Green has to be listed as a Certificate Holder (additionally insured).

**Note: see attached copy of proper Certificate of Insurance form.**

4. All renovations and / or remodeling, except for painting and carpeting, require City permits as per City of Aventura Building Department.

It is responsibility of the unit owner / tenant to notify their contractors / movers of the Rules and Regulations of the Association and to make sure that they will abide by its contents.



**LESSEES’S CONSENT TO CONFORM WITH REGULATIONS OF  
TURNBERRY ON THE GREEN CONDOMINIUM ASSOCIATION.**

**PLEASE RETURN WITH COMPLETED APPLICATION TO OCCUPY:**

**UNIT # \_\_\_\_\_**

- 1) I hereby agree for myself and on behalf of all persons who may use the apartment which I seek to occupy:
  - a) I will abide by all of the restrictions contained in the By-Laws, Rules and restrictions which are or may in the future, be adopted by Turnberry on the Green Condominium Association.
  - b) I understand that no pets are allowed in Turnberry on the Green Condominium.
  - c) I understand that I must be present when any guests, relatives, visitors, or children who are not permanent residents occupy the apartment or use the recreational facilities or common areas.
  - d) I understand that sub-leasing of this apartment **is prohibited**.
  - e) I understand that any violation of the terms, provisions, and covenants of the Turnberry on the Green Condominium Association documents, provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.
- 2) I have received, read, understand and agree to the Association’s Rules and Regulations.
- 3) I understand that I will be advised by the Board of Directors of either acceptance or denial of the application. Occupancy prior to Board approval is prohibited.
- 4) I understand that the acceptance for lease of an apartment at Turnberry on the Green Condominium is conditioned upon the truth and accuracy of this application and upon approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in an automatic rejection of this application.
- 5) I understand that the Board of Directors of Turnberry on the Green Condominium may institute an investigation of my background, as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, Officers, and Management of Turnberry On The Green Condominium Association to make such investigation, and the Board of Directors, Officers and Management of the Turnberry On The Green Condominium Association 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 the Turnberry on the Green Condominium Association 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.

**Signature** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Print name** \_\_\_\_\_

**Print name** \_\_\_\_\_

**Date:** \_\_\_\_\_



Turnberry On The Green Condo Association

**AUTHORIZATION FORM**

**MOVE-IN / MOVE-OUT / DELIVERIES & PICK-UPS**

Date \_\_\_\_\_

**UNIT # \_\_\_\_\_ RESIDENT NAME: \_\_\_\_\_**

I hereby authorize the following Moving Company access to The Turnberry on the Green for the purpose of completing my move.

**MOVING COMPANY NAME: \_\_\_\_\_**

**DATE OF MOVE: \_\_\_\_\_**

I understand and agree to the following: (please initial each item)

\_\_\_\_\_ I will submit this form to the management office to authorize access to the movers.

\_\_\_\_\_ I will provide the management office with a refundable \$1000 elevator security deposit (in the form of cashier check or money order) prior to the move date.

\_\_\_\_\_ The movers will provide a copy of their Certificate of Liability and Workers Compensation Insurance naming Turnberry on the Green as second insured.

\_\_\_\_\_ The move will take place only between the hours of 9:00 a.m. and be concluded no later than 5:00 p.m. – Monday through Friday.

\_\_\_\_\_ I will call the Management Office at 305-466-7767 at least 5 days in advance to reserve the elevator.

I understand that without the above steps being taken the move will not be permitted.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date



*Turnberry On The Green Condo Association*

**ACKNOWLEDGEMENT OF RULES & REGULATIONS AND  
CONDITIONS FOR USE OF THE FACILITIES OF TURNBERRY ON THE  
GREEN**

I/We am in receipt of the Turnberry on the Green Condominium Information Procedures and Rules & Regulations.

I/We fully acknowledge the contents of the Information Procedures and Rules & Regulations and will abide by its contents, as well as the Declaration of Condominium for Turnberry on the Green Condominium Association, its By-Laws, Articles of Incorporation and Rules and Regulations.

I/We will be able to exercise my rights to use the Spa and facilities of Turnberry on the Green upon proving my residency by providing the Management Office with a copy of my driver's license showing my new Turnberry on the Green address.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

Unit #: \_\_\_\_\_





*Turnberry On The Green Condo Association*

**PARCEL RECEIPT AUTHORIZATION**

TENANT: \_\_\_\_\_

UNIT # \_\_\_\_\_

THE UNDERSIGNED, the resident(s) of the Unit listed above (the "Unit") of TURNBERRY ON THE GREEN CONDOMINIUM ASSOCIATION, INC. hereby authorizes the personnel of TURNBERRY ON THE GREEN CONDOMINIUM ASSOCIATION, INC. (The "Association") to accept, receive and sign for any parcels, addressed to the Unit, without imposing any liability thereon for the condition or substance of any such parcels so received.

Understanding that the Authorization is solely for the benefit of the undersigned, we hereby release the Association, its employees and agents, from any liability arising from this Authorization, including, without limitation, liability arising from the misplacement of parcels, and/or the negligence of the Association, its employees or agents in such regard.

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Signature: \_\_\_\_\_  
(On behalf of all residents of above unit)

Print name: \_\_\_\_\_

**NO PARCEL CAN BE LEFT FOR OVER 5 BUSINESS DAYS**

**PERSONAL FINANCIAL STATEMENT**

Unit # \_\_\_\_\_

Statement Date: \_\_\_\_\_

**Individual** - provide financial information only about yourself

**Joint** - provide financial information about yourself and other person

Name	Birth Date	
Name	Birth Date	Relationship
Address		
Home Phone #	No. of Dependents	
Business or Occupation	Bus. Phone#	

Assets	Mill	Thous	Hundred	Liabilities	Mill	Thous	Hundred
1 Cash in Banks				21 Notes Due to Banks			
2 Cash Value of Life Insurance				22 Notes Due to Others			
3 U.S. Gov. Securities				23 Accounts & Bills Payable			
4 Other Marketable Securities				24 Loans on Life Ins. Policies			
5 Notes & Accounts Receivable				25 Liens & Assessments Payable			
6 Other assests readily convertible to cash				26			
7				27			
8				28			
9				29			
10 TOTAL CURRENT ASSETS				30			
11 Real Estate Owned				31			
12 Mortgages & Contracts Owned				32 TOTAL CURRENT LIABILITIES			
13 Other Securities - not readily marketable				33 Real Estate Mortgages Payable			
14 Other Assets- Itemize				34			
15				35			
16				36			
17				37			
18				38 TOTAL LIABILITIES			
19				39			
20 TOTAL ASSETS				40 Networth (Total Assest minus Liabilities)			

**GENERAL INFORMATION**

Please circle one

Are any assets pledged?    YES    NO

Are you a defendant in any Suits or Legal Actions?    YES    NO

Have you ever made a composition settlement with creditors?    YES    NO

Have you ever been declared Bankrupt?    YES    NO

If yes, explain:

Date Signed:	Signature:	SS#:
Date Signed:	Signature:	SS#:

**NOTE: CORRESPONDING BACK-UP DOCUMENTS MUST BE PROVIDED FOR THE ITEMS YOU LISTED.**



Turnberry On The Green Condo Association

CAR/MOTORCYCLE REGISTRATION FORM

UNIT # \_\_\_\_\_

DATE \_\_\_\_\_

UNIT OWNER/RESIDENT NAME: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ CELL: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

VEHICLE 1 – SPACE ASSIGNMENT: \_\_\_\_\_

VEHICLE OWNER: \_\_\_\_\_ PHONE/CELL: \_\_\_\_\_

VEHICLE VIN #: \_\_\_\_\_ INSURANCE CO.: \_\_\_\_\_

MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_

COLOR: \_\_\_\_\_ TAG: \_\_\_\_\_ STATE: \_\_\_\_\_

VEHICLE 2 – SPACE ASSIGNMENT: \_\_\_\_\_

VEHICLE OWNER: \_\_\_\_\_ PHONE/CELL: \_\_\_\_\_

VEHICLE VIN #: \_\_\_\_\_ INSURANCE CO.: \_\_\_\_\_

MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_

COLOR: \_\_\_\_\_ TAG: \_\_\_\_\_ STATE: \_\_\_\_\_

VEHICLE 3 – SPACE ASSIGNMENT: \_\_\_\_\_

VEHICLE OWNER: \_\_\_\_\_ PHONE/CELL: \_\_\_\_\_

VEHICLE VIN #: \_\_\_\_\_ INSURANCE CO.: \_\_\_\_\_

MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_

COLOR: \_\_\_\_\_ TAG: \_\_\_\_\_ STATE: \_\_\_\_\_

NOTE: A copy of the registration and insurance for each vehicle must be attached to this form. The office will provide a sticker for each vehicle. Unregistered vehicles will be towed at owner's expense.

**ADDENDUM TO THE LEASE**

***We/I understand and agree that if the tenant pays the rent in advance, the maintenance fees for this unit must be paid in advance corresponding to the number of months advanced rent is received from the tenant.***

**Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Unit#** \_\_\_\_\_

**Tenant:** \_\_\_\_\_ **Date:** \_\_\_\_\_



*Turnberry On The Green Condo Association*

HOMEOWNER'S INSURANCE

- I am aware that as per the Rules and Regulations of Turnberry on the Green Condominium Association, as a Landlord of a unit in Turnberry on the Green, I must purchase a homeowner's insurance policy with the limits of liability no less than 300,000. If not, I am giving the Association the right to purchase the policy on my behalf and deduct the cost of the premium from the first month's rent. I am giving permission to the tenant to pay the cost of the premium on my behalf.
- I am aware that if a policy is not provided to the Association, the application will be denied.
- I am aware that the policy must be funded and in effect before the move-in date and that any lapse in the policy will be considered a violation of the Rules and Regulations.

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Owner

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Tenant