

**CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM**  
c/o Lion Property Management Inc.  
P.O. Box 8463  
Coral Springs, FL 33075  
Phone: 954-227-9556 Fax: 954-753-1417

**INSTRUCTIONS FOR RENTALS**

1. Application must be completed in its entirety. **Failure to do so are grounds for rejection.** An application fee of **\$100.00** must be paid by **money order payable to Lion Property Management** at the time of submitting the application. The \$100.00 application fee per single applicant required. If legally married, the \$100.00 is per couple. Any other applicant over the age of 18 there is an additional \$100.00 fee. International screening (residence outside of the United States) requires an additional fee per country per person. For further information contact management for details at 954-227-9556 or by e-mail to [msangelo@lionpropertymanagement.net](mailto:msangelo@lionpropertymanagement.net). No personal checks will be accepted. **THE APPLICATION FEE IS NON-REFUNDABLE WHETHER APPROVED OR NOT APPROVED.**
2. Clear copies of Drivers License and Social Security cards for all occupants including children over 18 combined on one sheet if possible.
3. Proof of income – **income tax return or total amount of one month's net Income.**
4. Proof of current address - telephone or electric bill showing current address.
5. **Complete and sign Disclosure and Release Statement for each applicant. Additional forms for applicants over 18 will be required.**
6. A fully executed Lease.

**Please make sure you comply with the occupancy regulation:**

- Two Bedroom Unit - 2 adults and 3 minor children under 18.
- Three Bedroom Unit - 2 adults and 4 minor children under 18

**THIS APPLICATION WILL BE RETURNED IF ANY OF THE ABOVE INSTRUCTIONS ARE NOT COMPLETED AND LEGIBLE. THE BOARD HAS 30 DAYS TO PROCESS THIS APPLICATION WHICH BEGINS FROM THE DAY THAT ALL INFORMATION IS COMPLETED AND READY TO BE PROCESSED. THE APPLICANT WILL BE NOTIFIED BY A MEMBER OF THE BOARD TO SCHEDULE THE REQUIRED INTERVIEW IN A TIMELY MANNER. FAILURE TO ABIDE BY THESE REGULATIONS ARE GROUNDS FOR DENYING THE APPLICATION.**

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C/O LION PROPERTY MANAGEMENT, INC  
P.O. Box 8463  
Coral Springs, FL 33075

**APPLICATION FOR LEASE**

THE ATTACHED APPLICATION FOR OCCUPANCY MUST BE COMPLETED IN DETAIL BY THE PROPOSED LESSEE. IF ANY QUESTION IS NOT ANSWERED OR LEFT BLANK, THIS APPLICATION WILL BE RETURNED, NOT PROCESSED AND NOT APPROVED.

ATTACH TO THIS APPLICATION A MONEY ORDER FOR \$100.00 PAYABLE TO LION PROPERTY MANAGEMENT FOR PROCESSING THIS APPLICATION. THE \$100.00 APPLICATION FEE IS REQUIRED PER SINGLE APPLICANT OR A LEGALLY MARRIED COUPLE. ANYONE ELSE OVER 18 YEARS OF AGE AN ADDITIONAL \$100.00 FEE PER PERSON PAYABLE TO LION PROPERTY MANAGEMENT MUST BE INCLUDED. INTERNATIONAL SCREENING (RESIDENCE OUTSIDE OF THE UNITED STATES) REQUIRES ADDITIONAL FEES PER COUNTRY PER PERSON. CONTACT MANAGEMENT FOR DETAILS AT 954-227-9556 OR BE E-MAIL [MSANGELO@LIONPROPERTYMANAGEMENT.NET](mailto:MSANGELO@LIONPROPERTYMANAGEMENT.NET).

UPON APPROVAL AT THE INTERVIEW THE EQUIVALENT OF ONE MONTH'S RENT MUST BE PAID FOR COMMON AREA DAMAGE DEPOSIT MADE PAYABLE TO THE ASSOCIATION BY MONEY ORDER FROM THE RENTER. TWO WEEKS AFTER THE END OF THE LEASE AND MOVING OUT, DEPOSIT AMOUNT WILL BE REFUNDED TO THE RENTER AT HIS NEW ADDRESS PROVIDING NO DAMAGE HAS BEEN DONE.

OCCUPANCY PRIOR TO APPROVAL IS PROHIBITED AND ONLY PERSONS NAMED IN THIS APPLICATION MAY OCCUPY THIS APARTMENT. NO ROOM MATES ADDED AFTER APPROVAL.

THE RENTER SHALL MAKE THEM SELVES AVAILABLE FOR A PERSONAL INTERVIEW.

OCCUPANCY REGULATIONS – SINGLE FAMILY RESIDENCE ONLY:

TWO (2) BEDROOM UNITS – NO MORE THAN 2 ADULTS & 2 MINOR CHILDREN UNDER 18.

THREE (3) BEDROOM UNITS – NO MORE THAN 2 ADULTS & 3 MINOR CHILDREN UNDER 18

**PLEASE TYPE OR PRINT**

DATE \_\_\_\_\_ LEASE TERM :( Not less than one year)

FROM: \_\_\_\_\_ TO: \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_

OWNER'S ADDRESS \_\_\_\_\_

PHONE NO. \_\_\_\_\_

NAME OF PROPOSED LESSEE (AS LEASE WILL APPEAR)

a. \_\_\_\_\_

b. \_\_\_\_\_ (Spouse)

NAMES, AGES AND OCCUPATION OR RELATIONSHIP of all persons who will occupy the apartment:

<u>NAME</u>	<u>AGE</u>	<u>OCCUPATION OR (RELATIONSHIP)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

- In making the foregoing application, I represent to the Board of Directors that the purpose for the lease of an apartment at **CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM** is as follows;

Permanent Residence \_\_\_\_\_ Other (Please State) \_\_\_\_\_

- I hereby agree for myself and on behalf of all persons who may use the apartment which I see to lease:

a. I will abide by all of the restrictions contained in the By-Laws and Rules & Regulations, and Restrictions which are or may in the future be imposed by the **CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM**.

b. I may not bring a pet nor may any guest or visitor bring a pet into **CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM** nor acquire one, without **BOD** approval. Either temporarily or permanently after I occupy the apartment.

c. I understand that sub-leasing or occupancy of this apartment in my absence is not permitted.

d. I understand that any violation of the terms, provisions, conditions, and covenants of **CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM** documents provides cause for immediate action as therein provided or termination of the Leasehold under appropriate circumstances.

e. All garbage **MUST** be put into plastic bags and tied before being placed into the proper dumpster.

- I understand that the submission of this application and the payment of the processing fee is no guarantee of approval. If this application is denied, no reason need be given and no refund of the processing fee will be made. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of this application.

- I understand that the Board of Directors of the **CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM** may cause to be instituted as such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of directors or their agent to make such investigation and agree that the information contained herein may be used in such investigation, and that the Board of Directors and Officers of the **CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM c/o Lion Property Management Inc.** 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.

In making the foregoing application, I am aware that the decision of the **CORAL SPRINGS ESTATE TOWNHOMES IV CONDOMINIUM** will be final and that no reason will be given for any action taken by the board. I agree to be governed by the determination of the Board of Directors.

OWNER \_\_\_\_\_

APPLICANT \_\_\_\_\_

DATE \_\_\_\_\_

DISCLOSURE AND RELEASE STATEMENT

I, \_\_\_\_\_ hereby authorize **CORAL SPRINGS ESTATE TOWNHOMES IV**(the Association) c/o LPM to procure a screening criminal report and consumer credit report from Screening Services. (Screening), a company engaged in the business of collecting information for purposes of screening, for the limited purpose of evaluating me as a resident with the Association. I specifically understand that **it is necessary that I provide my date of birth, social security number and telephone number** for the completion of a screening report. I further understand that in all likelihood, the report will contain information about my background, mode of living, character, general reputation, and personal characteristics.

I hereby authorize all persons and entities, including but not limited to businesses, corporations, former employers, credit agencies, governmental agencies, law enforcement authorities, educational institutions, state insurance departments, private regulatory agencies, and all military services, to release all written and verbal information about me to Screening. I release and hold each harmless from all liability and responsibility for doing so.

I further release and hold Screening and Management Company harmless from liability for providing the aforementioned information to the Association for the limited purpose of evaluating me as a resident.

I further understand that upon written request, I will be given a list of the areas, which will be researched and included in the report to the Association.

This Disclosure and Release Statement, in the original or copy form, is valid now through the period of time the Association considers my application for approval. I agree with all of the provisions contained herewith and was furnished with a copy of this Disclosure and Release Statement.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Phone Number

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