# DEERFIELD PINES NORTH ASSOC. 959 SE 2<sup>ND</sup> Ave., Deerfield Beach, Fl. 33441

(P) 954-428-9580

Revision:

J.

FORM 4.2.1.6

WINTER LEASE / OCCUPANCY FORM

Date: 10/16/2024

## INSTRUCTIONS FOR OWNERS WISHING TO LEASE THEIR APARTMENTS OR APPLY FOR OCCUPANCY APPLICATION

#### WINTER LEASE / OCCUPANCY FORM

This Leasing and/or Occupancy Application Form must be obtained by owners prior of leasing their apartments and for guests (roommates) staying longer then 60 days with Owners or Renters. This form must be completed in full by owner and prospective lessee and submitted to the Board of Directors 30 days prior to expected leasing date.

#### Occupancy prior to approval is strictly prohibited.

Leasing must be for a minimum of three (3) months and not for more than two (2) years.

A \$150.00 processing fee must accompany this application. For International Renters a \$250.00 processing fee must accompany this application.

- One (1) bedroom apartment restricted to 2 residents.
- Two (2) bedroom apartments restricted to 4 residents.
- All applicants must supply a Photo I.D. (driver license, State I.D., Government issued I.D.). A color copy must be submitted with application. Signature(s) must match the I.D. signature provided.

Owners and/or Residents will be notified after all completed documents have been received and verified. An appointment for an interview by a Screening Committee consisting of Board members for lease and occupancy will be made to meet with prospective lessee or occupancy applicants. This process can take up to thirty (30) days, and if references are out of town, could take longer.

Owners must provide lessee with a copy of the By-Laws and Rules and Regulations.

A five hundred dollar (\$500.00) security deposit is required and will be returned to the owner at the end of the lease.

Owners should advise their tenants and guests of all Rules and Regulations of Deerfield Pines North Association, and said owner will be held entirely responsible for the conduct and behavior of their tenants and guests.

Board of Directors will notify owner within 14 to 30 days of approval or disapproval.

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PARKING SPACE PERMIT WILL BE ISSUED AFTER THE INTERVIEW BY THE SCREENING COMMITTEE

#### WINTER LEASE / OCCUPANCY APPLICATION FORM

OWNER	APT #	PKG#
E-mail of Owner/ Landlord:		
Phone #:		
PROPOSED LESSEE / TENANT:		
ADDRESS:		
SOCIAL SECURITY #:		
TELEPHONE: RES.#		
EMAIL ADDRESS: _		
LENGTH OF LEASE: FROM	TO_	
NAMES OF INDIVIDUALS WHO W		
No. of Cars: Year Make	and Model	
Musical instruments:		

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### WINTER LEASE / OCCUPANCY APPLICATION FORM

Financial References:	
Bank:	_Address:
Phone:	
Other:	
Character References:	
Name	_Address
Phone	
Occupation	
	_Address
Phone	
Occupation	
	_Address
Pnone	
Occupation	
	lease:
Previous residence(s) of Lessee for the	last 5 years:
Address:	Phone
Address:	Phone
Address:	Phone:

## DPN DEERFIELD PINES NORTH ASSOC. 959 SE 2<sup>ND</sup> Ave., Deerfield Beach, Fl. 33

FORM 4.2.1.6

959 SE 2<sup>ND</sup> Ave., Deerfield Beach, Fl. 33441 (P) 954-428-9580

WINTER LEASE / OCCUPANCY FORM

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Date: 10/16/2024

#### WINTER LEASE / OCCUPANCY APPLICATION FORM

#### **OWNERS STATEMENT**

I UNDERSTAND THAT I AM PERSONALLY LIABLE AND RESPONSIBLE FOR THE ACTS OF THE ABOVE SAID LESSEE / OCCUPANTS WHILE THEY ARE RESIDING ON THE PREMISES.

A five hundred dollar (\$500.00) security deposit has been forwarded to DPN and will be returned to the owner at the end of the lease.

Lessees / Occupants have been advised of all rules and regulations governing residents of Deerfield Pines North. The lessee / occupants agree not to sub-rent and to observe and comply with all rules and by-laws of the association.

I understand that the acceptance for lease of an apartment at Deerfield Pines North is conditioned upon the total completion, truth, and accuracy of this application and upon the approval of the Board of Directors. Occupancy prior to approval is strictly prohibited.

OWNERS SIGNATURE	DATE:
This lease made on theday	y of20
By and between	, hereinafter referred to as
Landlord, and	, hereinafter referred to as tenant

FORM 4.2.1.6

DEERFIELD PINES NORTH ASSOC.
959 SE 2<sup>ND</sup> Ave., Deerfield Beach, Fl. 33441
(P) 954-428-9580

WINTER LEASE / OCCUPANCY FORM

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#### WINTER LEASE / OCCUPANCY APPLICATION FORM

## WITNESSETH: In consideration of the mutual covenant hereinafter contained, the Landlord and Tenant agree that the Landlord leases to the Tenant, Apartment #\_\_\_\_\_in Deerfield Pines North Condominium, which is located at 959 S.E. 2<sup>ND</sup> Avenue, Deerfield Beach, Florida. The tenant shall unconditionally pay to the Landlord the sum of \$\_\_\_\_\_ per month for this rented property. IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS LEASE AND AFFIXED THEIR SEALS THE DAY AND YEAR FIRST WRITTEN ABOVE. SIGNED, SEALED AND DELIVERED In the presence of: Landlord: As to Landlord Tenant: As to Tenant Recommendation by the Screening Committee: Approve: Yes , No By: \_\_\_\_\_Date: Screening Committee Approved by the Board of Directors Deerfield Pines North Association Inc. On: \_\_\_\_\_ for the period listed on the attached lease. By\_\_ \_\_\_\_\_(DPN Seal)

**Board of Directors** 

# DPN DEERFIELD PINES NORTH ASSOC. 959 SE 2<sup>ND</sup> Ave., Deerfield Beach, Fl. 33441 (P) 954-428-9580

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#### WINTER LEASE / OCCUPANCY APPLICATION FORM

I understand that the Board of Directors of the Deerfield Pines North Association may institute such investigation of my background, as they may deem necessary. Accordingly, I specifically authorize the Board of Directors or their agent to make such investigation and agree that the information contained in this application may be used in same investigation, and that the Board of Directors and officers of the Deerfield Pines North Association itself shall be held harmless from any action or claim by me in connection with the use of information obtained herein or any investigation conducted by the Board of Directors.

I hereby agree for myself and on behalf of all parties who may use the apartment which I seek to lease that I will abide by the rules contained in the By-Laws and Rules and Regulations and rules which are or may in the future be imposed by the Deerfield Pines North Association.

In making the foregoing application, I am aware that the decision of the Deerfield Pines North Association will be final.

In case of refusal, the Board of Directors will not be obligated to give any reason for such decision. I agree to be governed by the determination of the Board of Directors.

Any breach of these said Rules and Regulations may be used to give the Board of Directors the means to cancel your lease and request you to vacate the apartment.

By signing this document, I do hereby agree to abide by the terms set forth.

SIGNED THIS	DAY OF	202	
LESSEI	E /OCCUPANT SIGNATURI	E:	
LESSEI	E / OCCUPANT SIGNATUR	E:	

FORM 4.2.1.6

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WINTER LEASE / OCCUPANCY FORM

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Date: 10/16/2024

#### WINTER LEASE / OCCUPANCY AUTHORIZATION FORM

Applicant(s) understand that as a part of our procedure for processing your application, an outside agency, Veristat Information Services, Inc., will research from the information given and present their findings to the Screening Committee for review.

Applicants must complete and sign the attached outside agency (Veristat) application for occupancy and that all information given is true and correct.

The authorization to release information for residence, credit, banking, employment, driver license history, criminal history or any other information pertinent to this application must be signed by the applicant(s)

#### **Authorization to Release Information**

You are hereby authorized to release and give to the below mentioned party(s), their attorney or representatives, any and all information they request concerning my residence, banking, credit, employment, driver license history, criminal history or any other information in reference with my/our application made for occupancy.

Designated party: DEERFIELD PINES NORTH CONDOMINIUM ASSOCIATION INC.

I hereby waive any privileges I may have with respect to the said information in reference to its release to the aforesaid party(s)

Date:	
applicant's Signature(s)	Applicants Name(s) Printed

DPN	Deerfield Pines North Assoc.	Revision:
FORM DATE: 10/16/2024	Winter Lease / Occupancy Form	

Applicant(s) understand that as part of our procedure for processing your application, an outside agency, Veristat Information Services, Inc. will research from the information given and present their findings to the Screening Committee for their review.

Applicants must complete and sign the attached outside agency (Veristat) application for occupancy and that all information given is true and correct.

The authorization to release information for residence, credit, banking, employment, driver license history, criminal history or any other information pertinent to this application must be signed by the applicant(s).

#### **AUTHORIZATION TO RELEASE INFORMATION**

You are hereby authorized to release and give to the below mentioned Designated party(s), their attorney or representatives, any and all information they request concerning my(our) residence, banking, credit, employment, driver license history, criminal history or any other information in reference with my(our) application made for occupancy.

Designated Party:	DEERFIELD PINES NORTH CONDOMINIUM ASSOCIATION INC	Ξ.
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Designated Party: HOMEOWNER (LANDLORD) of INTENDED UNIT

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(s).

Date:	
Applicant's Signature(s)	Applicant's Name(s) Printed

#### DEERFIELD PINES NORTH ASSOC.

#### APPLICATION FOR OCCUPANCY

THIS APPLICATION IS FOR MARRIED COUPLE/SINGLE PERSON ONLY. SINGLE PERSONS APPLYING FOR THE SAME UNIT TOGETHER MUST FILL OUT SEPARATE APPLICATION FORMS. FILL IN ALL THE BLANKS. THIS APPLICATION MAY BE RETURNED IF NOT LEGIBLE AND FULLY COMPLETED. **USE BLACK INK PEN ONLY.** 

Date: Lease	Purchase	Desired	date of occu	ipancy	Unit #	_ Bldg.	#
Realtor Name:				Phone #			
Marital Status: Married							
Your Name: LAST							
SSN:							
Spouse Name: LAST							
SSN:							
Auto: Make							
Auto: Make							
Present address				ST 7 YEARS)		How lo	ong
City							
Landlord Name:							
Previous address				***************************************	From		_ To
City							
Landlord Name:				_Telephone #:			
Previous address							
City							
andlard Names				Telephone #			

## DEERFIELD PINES NORTH ASSOC. APPLICATION FOR OCCUPANCY

#### **EMPLOYMENT HISTORY**

Self Employed: Yes ( ) No ( ) Re	tired: Yes ( ) No ( ) If Self Empl	oyed name of business:		
Present Employer:	Telep	hone #:	From: _	
City:				
Dept./Position:				me:
Previous Employer:				
City:s	tate: Dept./Position:		Supervisor:	
Spouse's Employer:	Teleph	none #:	From: _	
City:	State:			
Dept./Position:	Supervisor: _		Gross monthly Inc	ome:
Previous Employer:	Telephor	ne #:	From	To
City:	State: Dept./Position:		_ Supervisor:	
Other Income:				
	***************************************	ENCES latives)		
Reference:	Home Phone:		Work Phone:	
Reference:	Home Phone:		Work Phone:	
	BANK RE	FERENCE		
Bank Name:	Telephone #	Acct.#:	How	long
Mortgage: Yes ( ) No ( ) Mortgage	: Co:	Telephone #	Loan	#
	CRIMINAL	. HISTORY		
Have you ever been arrested? If y	es, please explain:			
Applicant(s) represents that all inform your application, an outside agency, \u00edus for review. This research will incluinformation, residence, employment a discovery or non-discovery of information FCRA) Fair Credit Reporting Act and cicense, employment, banking and cricense, employment, banking and cricense.	de, but is not limited to, character, and criminal search. Applicant(s) agont or any actions taken as a resulpther laws as they pertain. Authorise	INC., will research from the general reputation, credit, gree not to hold the Design t of this search. The agent(	e information and prese banking, driver license, ated Party or its agent s) will comply within the	ent their findings to automobile tag liable for any
Applicant:			Date:	
Spouse:			Date:	

## **INTERROGATORIES TO BE ANSWERED BY PROSPECTIVE RENTER(S):**

**NOTE:** The following questions must be answered truthfully and completely. No information should be withheld. Approval of the Renter will be determined in part on the basis of your replies to the questions. Any falsification, deception, withholding of pertinent information or misleading answers will justify disapproval.

	-8 and word will justify disapproval.
* * * * *	****************
1.	(a) Q. What (is/are) your full name(s) and present address(s)?
	A
	(b) Q. Are the foregoing the same person(s) named in the original rental
	application? If not, explain.  A.
2.	Q. Will you be a permanent and full-time resident and occupant of the apartment you seek to rent? If no, please explain.
	A.
3.	Q. Are you aware that if a tenant violates the community by-laws or rules and Regulations three times the board has the right to request the removal of the tenant?
	A.
1.	Q. Do you agree that, if approved, you will abide by and comply with the Condominium Documents, including the Declaration of Condominium, the Bylaws, and the Articles of Incorporation, as amended, which require, regulate, and control the use of and conduct on the condominium property?
	A.
5.	Q. Are you aware that according to the Rules and Regulations of Deerfield Pines North that all condominium units shall be used only for residential purposes? A.

### **INTERROGATORIES TO BE ANSWERED BY PROSPECTIVE RENTER(S):**

- Q. Are you further aware that according to the Association's Rules and Regulations tenants shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation of the property?

  A.
- Q. Are you aware that any pet (dog/cat) must weigh less than 20 pounds? As a pet owner you are responsible for picking up your animal dropping. Cats are not permitted to roam the community. Cat must be indoor cat only. Dogs must be leashed at all times and are not permitted in common areas (patios, pool, shuffleboard or clubhouse). All service animals must be registered with the Board.
- Q. Are you further aware that according to the Association's Rules and Regulations that children shall not be permitted to play in the walks, corridors, or stairways, of any condominium building or clubhouse.

A.

A.

- Q. Are you further aware that according to the Association's Rules and Regulations common elements shall not be obstructed, littered, defaced or misused in any manner, nor shall the common elements be decorated or furnished by any owner or resident?

  A.
- Q. Are you further aware that according to the Association's Rules and Regulations that no structural changes or alterations shall be made in any unit, or to any of the common elements, except upon approval of the Board of Directors or as provided in the Declaration of Condominium?

  A.

### **INTERROGATORIES TO BE ANSWERED BY PROSPECTIVE RENTER(S):**

Q. Are you further aware that according to the Association's Rules and Regulations that the owners shall not cause or permit anything to be hung or displayed on the outside of the windows or placed on the outside of the walls of a building, and no sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof, or any part thereof except upon the approval of the Board of Directors, or unless same is provided in the Declaration of condominium. The tenant shall not erect or cause to be erected any outdoor clothesline.

A.

Q. Are you further aware that according to the Association's Rules and Regulations that no cooking (grills, etc.) is permitted on any balcony, courtyard, terrace, or walkway of a unit?

A.

Q. Are you further aware that according to the Association's Rules and Regulations the common walks and common elements shall be kept free and clear of rubbish, debris and other unsightly materials and shall not be obstructed, littered, defaced or misused in any manner?

A.

Q. Are you further aware that according to the Association's Rules and Regulations that **NO** articles of any kind will be permitted on walkways?

A.

Q. Are you further aware that according to the Association's Rules and Regulations that there shall be no playing, lounging, parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches or chairs on any part of the common element walkways/catwalks, which includes stairways.

A.

Q. Are you further aware that according to the Association's Rules and Regulations that no industry, business, trade, occupation or profession of any kind, commercial, religious, educational, or otherwise designed for profit, exploration or otherwise, shall be conducted, maintained or permitted on any part of the property or in any condominium parcel therein?

A.

### **INTERROGATORIES TO BE ANSWERED BY PROSPECTIVE RENTER(S):**

- Q. Are you further aware that according to the Association's Rules and Regulations that each owner/tenant is assigned a parking space, and is on notice that said parking space may not be rented, assigned or used by anyone other than the owner, without consent of the Association.

  A.
- Q. Are you further aware that according to the Association's Rules and Regulations that all complaints regarding the service of the Condominium shall be made in writing to the Board of Directors?

  A.
- Q. Are you further aware that according to the Association's Rules and Regulations that no unit owners, residents, their families, guests, servants, employees, agents, visitors shall at any time or for any reason whatsoever enter upon or attempt to enter upon the roof or power rooms of any building?

  A.
- Q. Are you further aware that according to the Association's Rules and Regulations that there shall not be kept in any unit any inflammable, combustible or explosive fluid, material, propane tanks, chemical or substance except for normal household use?

  A.
- Q. Are you further aware that according to the Association's Rules and Regulations that no unit owner or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association, nor shall he or she attempt to engage of such employees in private business or such unit owner or resident during employees normal work day?

  A.
- Q. Are you further aware that according to the Association's Rules and Regulations that no major car repairs are permitted in owners' parking space nor in any guest spaces near the building?

  A.
- Q. Are you further aware that according to the Association's Rules and Regulations that no car repairs whatever, no flushing of radiators, no oil changes, and no spray painting is allowed in the parking lot?

  A.

### **INTERROGATORIES TO BE ANSWERED BY PROSPECTIVE RENTER(S):**

24. Q. Are you further aware that according to the Association's Rules and Regulations that NO motorcycles, motorized scooters, motorized bikes of any kind, commercial vehicles, trailers, boats or campers are permitted on the property?

A.

25. Q. Are you further aware that according to the Association's Rules and Regulations that cars parked in spaces assigned to another unit owner without their consent and unauthorized by the Board of Directors shall be towed away at the owner's expense? The towing company will be liable for cars damaged during towing.

A.

26. Q. Are you further aware that according to the Association's Rules and Regulations that there shall be no feeding of birds or animals on the common elements?

A.

Q. Are you aware that according to Amendments to the Association's by-laws 27. Rules and Regulations that the Association has the power to levy a \$100.00 fine against a unit for failure of the owner or its occupant, licensee, or invitee to comply with any provision of the Declaration, the Association's by-laws, or reasonable rules of the Association. No fine shall be levied except after giving thirty (30) days' notice and opportunity for a hearing before the Board of Directors?

Α.

28. Q. Are you aware that according to these by-laws that nothing is to be placed or stored in meter rooms?

A.

## **INTERROGATORIES TO BE ANSWERED BY PROSPECTIVE RENTER(S):**

Q. Are you aware that according to resolutions passed by the Board of Directors, the use of the association laundry rooms is restricted to 8 AM through 10 PM. These rooms and machines should be kept neat and clean and the machines must not be overloaded. NO rubber mats, pet items or sneakers allowed in the machines.

A.

- Q. Are you aware if you plan to have anyone occupy your unit in your absence that they must read and acknowledge our Rules and Regulations and abide by our parking policy of displaying a parking pass in the vehicle window?

  A.
- Q. How many persons will reside in the Unit permanently? Only two (2) persons may reside in a one-bedroom apartment and four (4) in a two-bedroom apartment.

  A.
- Q. Are you aware of the fact that the approval, if given, is based upon reliance of the truth of the statements made herein, especially with respect to the occupancy and proposed use of the Unit?

  A.
- Q. Are you aware that any person residing in a unit for more than 60 days is considered a tenant and must complete Deerfield Pines North questionnaire and submit to a background check?

  A.
- 34. Have you ever had an eviction filed against you? If yes please explain. A.
- 35. Have you ever left owing money to any owner or landlord? If yes please explain. A.
- Have you applied for residency anywhere in the past two (2) years but did not move in? If yes please explain.

  A.

## **INTERROGATORIES TO BE ANSWERED BY PROSPECTIVE RENTER(S):**

- Have you ever had an adjudication withheld? If yes please provide a written explanation.

  A.
- 38. Have you ever been convicted of a crime? If yes please provide a written explanation.

  A.
- Are you an active member of the armed forces, a reservist or member of the Florida or National Guard?

  A.

## **INTERROGATORIES TO BE ANSWERED BY PROSPECTIVE RENTER(S):**

********	* * * * *	* * * * * * * *	* * * * * *	* * * * * * * * *
Date:				
	=	Renter's Sign	ature	
Witnesses:				
		Renter's Sign	ature	
			· · · · · · · · · · · · · · · · · · ·	W
STATE OF	)			
COUNTY OF		SS:		
On the day of _ personally appeared		****	, 20	, before me
personally appeared		and		
to me known and known to me to be the in	ndividuals	described her	ein and who	executed the
foregoing Questionnaire and duly acknow	ledged to	me that the an	swers given v	were true and they
further acknowledged that they executed t	he same.		Br. 411	were true and mey
My Commission Expires:				
	Notary	Public		

[ NOTARIAL SEAL ]