



*Lease Application for Residency*  
**NO LOCK BOXES**

Attention: Realtor showings are allowed 7 days a week from 9 am to 8 pm

*Per Broward County Ordinance,  
The Association has 45 days for approval or denial*

**\*\*Applicants with Rent to Income Ratio over 30% will  
be disapproved effective April 1<sup>st</sup>, 2015\*\***

The following is a checklist guideline to assist new tenants in a smooth transition when planning to lease a unit at The Radius Condominium Association. **The prospective lessee MUST complete, return, and pay ALL fees and deposits PRIOR to processing.** Once the application is returned, a background investigation will be performed by an outside service via an email application. When the results are obtained, Management will forward the application to the Radius Board of Directors for approval. Upon approval, the applicant(s) will be contacted to schedule the orientation.

**No move-ins will be permitted until orientation has taken place.**

*Please make sure the entire package and fees are returned to the on-site management office for processing. All forms included in the application package must be filled out completely. Omissions or illegible entries will be treated as incomplete and the application will be returned. For further questions, please contact the management office at The Radius Condominium at 954-925-1313.*

*ALL MONIES FROM PROSPECTIVE TENANTS / RENTERS  
MUST BE IN THE FORM OF SEPERATE CASHIER'S CHECKS OR MONEY ORDERS,  
with the exception of the \$750 move-in deposit, which should be a personal check.  
**Each fee requires a separate money order or cashier's check.***

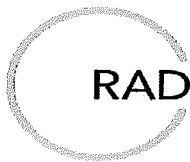
***\*\*\*All the following are required when submitting an application:***

\_\_\_\_ 1. ***A copy of a fully executed quarterly service A/C maintenance contract. Fully executed, as in signed by both parties and paid in full for the year. Leases will not be renewed unless A/C maintenance contract is renewed.***

\_\_\_\_ 2. ***Units may only be leased two (2) times a year, for a minimum of six (6) months.***

\_\_\_\_ 3. ***A \$100 non-refundable Application Fee per unmarried adult over the age of 18 for anyone residing in the unit. A copy of a marriage certificate is required if spouses have different last names. THERE IS NO RUSH OR EXPEDITE FEE. Applications must be submitted no less than 21 business days prior to move in. (Money Order or Cashier's Check)***

\_\_\_\_ 4. ***A \$500 per pet, non-refundable Pet Fee is required. No more than two (2) pets per unit with a maximum weight of 40 pounds each. No Pit Bulls allowed. Please note, pet sitting for friends or relatives requires a pet fee and registration of the pet. (Money Order or Cashier's Check)***



**RADIUS** In town. On the circle.

- \_\_\_\_ 5. **Last Two (2) Paystubs is required.** Association will not process applications without this information
- \_\_\_\_ 6. **Copy of Driver's License, Passport, or picture identification issued by the Government.**
- \_\_\_\_ 7. **Copy of signed fully executed lease agreement and a signed addendum to the lease agreement.**  
(Provided in this package.)
- \_\_\_\_ 8. **Copy of Vehicle Registration(s).** The registration **MUST** be in the name of the tenant. This is required to be eligible to receive a Radius Decal.
- \_\_\_\_ 9. **A \$25 non-refundable Decal Fee is required.** Please contact management regarding the fee for a second vehicle or motorcycle. (Money Order or Cashier's Check)
- \_\_\_\_ 10. **All leases MUST include a common area security deposit equivalent to one (1) month's rent.** The Association will hold this deposit until the tenant moves out. It is the responsibility of the unit owner or tenant (whomever placed the deposit) to request the refund of said deposit by writing to the management office.
- \_\_\_\_ 11. **A \$750 refundable Move-In/Move-Out/Delivery deposit is required** for any damages that may occur to the common areas during the move or delivery. This should be in the form of a personal check. **NO PODS ALLOWED ON PROPERTY.** (Personal Check)
- \_\_\_\_ 12. **Acknowledgement of warranty repair, non-warranty repairs, and general repairs policy.** (This form is filled out and signed by the Owner and Tenant).
- \_\_\_\_ 13. **No move in of any sort is allowed until Orientation has taken place.** There are **NO** exceptions to this rule.
- \_\_\_\_ 14. **Orientations will be scheduled via phone AFTER credit, background, eviction, residency and employment check is completed and reviewed by necessary parties.**

**Please make all fees payable to The Radius Condominium.**

I/We \_\_\_\_\_ have read these pages in entirety and understand the leasing process for The Radius Condominium.

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

Radius Condominium Association, Inc.  
1830 Radius Drive  
Hollywood, Florida 33020

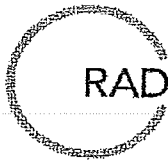
## RENT TO INCOME RATIO CALCULATION

Please fill in the blanks below before submitting the application.

Unit Number	Monthly Rent	By-weekly Gross Income	Yealy Gross Income

**\* IMPORTANT\***

**Rent to Income Ratio may not be greater than 35%**



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**ANY REPAIRS OR MAINTENANCE REQUESTS  
MUST BE SENT TO THE OWNER(S) OF THE UNIT**

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

**Name:** \_\_\_\_\_  
Owner (please print)

**Owner Telephone:** \_\_\_\_\_

**I/We** \_\_\_\_\_  
Tenant(s) (please print)

**understand that the Owner must be notified and is responsible for submitting warranty claims, non-warrantable repairs, and out of warranty repairs. Management does not repair, nor is responsible for the interior components of the unit.**

**Please do not contact Management for repair issues.**

**Signed:** \_\_\_\_\_  
Owner(s) Signature

**Signed:** \_\_\_\_\_  
Tenant(s) Signature

**\*Note: Management/Maintenance will shut off water for any flooding issues.**



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**APPLICATION TO SELL OR LEASE**  
**(PLEASE COMPLETE FULLY AND ACCURATELY)**

Application to:    Sell \_\_\_\_\_    Lease \_\_\_\_\_

To: The Board of Directors

I/We agree to provide to the purchaser a copy of The Radius Condominium Association, Inc. Declaration, By-Laws, Articles of Incorporation and the Rules & Regulations, prior to occupancy of the unit by the purchaser or lessee.

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

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

In order for you to facilitate consideration of my/our application for the sale/lease of the above designated unit, I/We have caused the proposed purchaser/lessee to complete the attached Application by Proposed Purchaser of Lessee. I/We am/are aware that any falsification or misrepresentation of the facts in the attached application will result in the automatic rejection of the Application to Sell or Lease. I/We consent that you may have further inquiries concerning this application, particularly of the references given below.

I/We have attached hereto a copy of the Purchase Contract or other documents with truly and accurately sets forth the terms of the offer that I/We wish to accept.

**I/We agree Owner/Lessee shall not move in unless pre-registered with the Association upon approval.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signed: \_\_\_\_\_ Seller or Lessor

Signed: \_\_\_\_\_ Seller or Lessor

ADDENDUM TO LEASE

THIS ADDENDUM made this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, to the lease dated \_\_\_\_\_, \_\_\_\_ for a term commencing \_\_\_\_\_ and expiring \_\_\_\_\_ ("Lease") by \_\_\_\_\_ and \_\_\_\_\_ between \_\_\_\_\_ ("Owner") and \_\_\_\_\_ ("Lessee") for Unit # \_\_\_\_\_ of The Radius Condominium Association, Inc., ("Unit"). In the event this Addendum conflicts with, varies or modifies the terms and provisions of the Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

**WITNESSETH:**

WHEREAS, Owner is the record title holder of the Unit, and wishes to lease said Unit to Lessee; and

WHEREAS, The Radius Condominium Association, Inc. ("Association"), pursuant to the Association's Declaration of Condominium (the "Declaration"), has the right to require a uniform form of lease of units within The Radius Condominium, and in connection therewith, the Association is requiring that this Addendum to Lease form be executed by the Owner and Lessee in lieu of a uniform lease.

NOW, THEREFORE, in consideration of the terms set forth 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. Lessee shall abide by and comply with the provisions of the Association's Declaration, By-Laws, Articles of Incorporation, and 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 for 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.
  
3. 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. Notwithstanding the foregoing, in the event that 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 Lessees shall not constitute a default by Lessee of Lessees obligations under the Lease.

4. 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 5 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 assessment 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 action.

5. 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, the Association shall notify the Owner, by Certified Mail, of such defaults. In the sole discretion of the Association, the Owner may be required to take any and all actions necessary to ensure that the default is cured within fourteen (14) days of the date of the written notification of default, or may be required to commence action to evict Lessee. If Owner is required to commence action to evict Lessee, and fails to commence such action within fourteen (14) days of written notification of default, Owner hereby authorizes the Association as the Owner's agent and attorney in fact to commence eviction proceedings. In the event the Association files an action for eviction, the Owner 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.

6. Prior to occupancy of the Unit, Lessee shall be required to place in escrow with the Association a security deposit equivalent to the sum of one (1) months rent which may be used by the Association to repair any damages to the Common Elements or Association property resulting from any acts or emissions of the Lessee (as determined in the sole discretion of the Board of Directors). The Owner shall be jointly and severally liable with the Lessee to the Association for any amount in excess of such sum which may be required by the Association to effect such repairs. Such security deposit shall be administered in accordance with Chapter 83 of the Florida Statutes as amended from time to time.

7. Lessee shall not be entitled to occupy the Unit prior to receipt of this Addendum as executed by the Lessee and Owner.

8. The Unit shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for not other purpose. Lessee warrants and represents that the only occupants of the Unit will be the following individuals:

9. 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 therefrom, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.
10. 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.
11. 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 the residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance or illegal act in the Unit, or on the Common Elements, or the Limited Common Elements.
12. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.
13. Lessee and Owner specifically acknowledge that as of the expiration date of the term of the Lease, unless the Association has received a copy of the extension or renewal, the Lessee shall have no successor use rights in the Association's property. In connection with the termination of the Lessee's use rights as specified above, Lessee and Owner specifically acknowledge that the Association 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 of the expiration date of the term of the Lease.
14. 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.
15. The partial or complete invalidity of any one or more provision 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.
16. 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 Owner 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.

**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)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

LESSEE(S)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Receipt of this Lease Addendum is acknowledged by the Association on this the \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

THE RADIUS CONDOMINIUM ASSOCIATION, INC.

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

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

**BROWN'S BACKGROUND CHECKS**  
**CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER**  
**Radius Condominium Association Inc.**

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4<sup>th</sup> floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above mentioned information:

Applicant Name \_\_\_\_\_ Date of Birth\* \_\_\_\_\_ Social Security Number \_\_\_\_\_  
\*Date of Birth is requested in order to obtain accurate retrieval of records.

Co-Applicants Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security Number \_\_\_\_\_

Alias/Previous Name(s) \_\_\_\_\_

Current Physical Address \_\_\_\_\_ City & State \_\_\_\_\_ Zip code \_\_\_\_\_

Telephone # \_\_\_\_\_

**California, Minnesota & Oklahoma Applicants Only:** Please check here to have a copy of your consumer report sent directly to you.

**Notice to CALIFORNIA Applicants**

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Co-Applicant SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_