

WOODBRIIDGE LAKES HOMEOWNERS' ASSOC., INC.
APPLICATION TO LEASE

To all prospective new Residents

Following are the instructions for Association approval for the lease of a unit.
APPLICATION TO LEASE

OWNER:

1. Completed, signed and notarized OWNER'S portion of the application attached or delivered to Board Member

TENANT

1. Download and fill out all pages marked TENANT
2. Complete the Authorization page for background/credit check.
Only the Authorization page (p.3) and check or money order for the Application fee gets delivered or mailed to Gallup Accounting, 100 E Linton Blvd, Ste 406B, Delray Beach 33483. Must include legible copy of driver's license.

Fees:

-- **\$200 Application fee. Check is made out to "Woodbridge Lakes HOA". This fee is good for primary applicant or a husband and wife.**

-- **Each additional occupant OVER 18 years of age is an additional \$100 application fee.**

3. Balance of TENANT pages with fully executed Lease Contract gets delivered to Board Member AND completed package also gets emailed to Board Member

4. Attach extra pages, if necessary, for complete answers

5. Enclose LEGIBLE copy of Driver's License (or state/Federal identification) for EACH person who is 18 years or older and pictures of cars to be parked at Woodbridge Lakes.

NOTE: The minimum credit score is 675 and no felony convictions are permitted.

TO BE COMPLETED BY OWNER(S)

NAME(S) OF PRESENT OWNER(S) _____

OWNER(S) TELEPHONE NUMBERS: DAY: _____ NIGHT: _____

EMAIL ADDRESS: _____

UNIT NUMBER: _____

OWNER(S) ADDRESS _____

COMPLETE NAMES OF PROPOSED TENANT(S) _____

DATE OF PROPOSED TRANSFER _____

LENGTH OF LEASE TERM: _____ Notary requires signed copy of lease

I/We hereby certify that attached and submitted with this application is a true and correct copy of the terms of the proposed transfer.

Dated this _____ day of, _____ 20 _____

Owner's signature: _____

Owner's signature: _____

TO BE COMPLETED BY NOTARY PUBLIC:

STATE OF FLORIDA, COUNTY OF PALM BEACH

Before me, the undersigned authority duly authorized to take oaths, this day personally appeared who being by me first duly sworn, on oath, deposes and says that the statements contained in the foregoing document are true and correct.

Sworn to and subscribed before me this _____ day of _____, 20 _____

Notary Public (print name) _____

Signature: _____

Serial No. _____ My Commission Expires: _____

SEAL:

**TENANT PAGE – FILLED OUT & GIVEN TO GALLUP ACCOUNTING
WOODBRIIDGE LAKES HOMEOWNERS ASSOC., INC.**

AUTHORIZATION FOR RELEASE OF CREDIT & BACKGROUND REPORT

NAME: _____

ADDRESS: _____

SOCIAL SECURITY #: _____

CANADIAL S.S. INS. # (IF APPLICABLE) _____

DATE OF BIRTH: _____

IN ACCORDANCE WITH PL-91-508, I HEREBY AUTHORIZE MY CREDIT REPORTING AGENCY TO RELEASE A WRITTEN COPY OF MY CREDIT REPORT:

PRINTED SIGNATURE: _____

HANDWRITTEN SIGNATURE: _____

DATE: _____

TO BE COMPLETED BY NOTARY PUBLIC: /

STATE OF FLORIDA, COUNTY OF PALM BEACH

Before me, the undersigned authority duly authorized to take oaths, this day personally appeared who being by me first duly sworn, on oath, deposes and says that the statements contained in the foregoing document are true and correct.

Sworn to and subscribed before me this ____ day of _____, 20____

Notary Public (print name) _____

Signature: _____

Serial No. _____ My Commission Expires: _____

SEAL:

LIST EACH RESIDENT AND PET WHO WILL OCCUPY THE UNIT

NAME _____

PRESENT ADDRESS: _____

DATE AND PLACE OF BIRTH: _____

SOCIAL SECURITY NUMBER: _____

NAME _____

PRESENT ADDRESS _____

DATE AND PLACE OF BIRTH _____

SOCIAL SECURITY NUMBER _____

NAME _____

PRESENT ADDRESS _____

DATE AND PLACE OF BIRTH _____

SOCIAL SECURITY NUMBER _____

NAME _____

PRESENT ADDRESS _____

DATE AND PLACE OF BIRTH _____

SOCIAL SECURITY NUMBER _____

FOR EACH PET TO BE KEPT AT THE UNIT LIST THE FOLLOWING:

TYPE _____

BREED _____

WEIGHT _____

Woodbridge lakes Homeowners Association strongly enforces the Palm Beach County Leash Law: All pets not in a secured, confined space will be kept on a leash. The Association only allows walking of pets on the outer perimeter by the fence. No pets are allowed in the inner circle.

TENANT PAGE

PLEASE LIST ALL AUTOMOBILES TO BE PARKED AT WOODBRIDGE LAKES

YEAR	MAKE	MODEL	COLOR	LIC. PLATE NO.
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_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Please note that Article 12.8 of the **Homeowners Declaration of Covenants, Restrictions, and Party Facilities** states: The overnight parking of vehicles of any kind upon the common areas is prohibited. The roadway is considered common area. Any vehicle parked on the road between 2:00 am and 6:00 am is subject to towing or booting. Also parking on the grass at any time could result in automobile being towed or booted.

LIST THREE PERSONAL REFERENCES NOT RELATED TO THE TENANTS OR OWNERS:

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

YEARS KNOWN: _____

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

YEARS KNOWN: _____

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

YEARS KNOWN: _____

PLEASE LIST THREE BANK OR FINANCIAL REFERENCES:

NAME	ADDRESS	PHONE	ACCT.#	TYPE OF ACCOUNT
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_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

AFFIDAVITE OF RECEIPT OF HOA DOCUMENTS

I/We hereby certify that I/we have read the Declaration of Covenants, Restrictions and Party Facilities of Woodbridge Lakes and Woodbridge Lakes Homeowners Association, Inc's Articles of Incorporation, Bylaws and Rules and Regulations. I/we agree to comply with all of the provisions contained in those documents. Woodbridge Lakes Homeowners Association, Inc. is authorized to utilize and release the information contained in this application to undertake an investigation as part of its transfer approval process. I/we hereby certify that attached and submitted with this application is a true and correct copy of the terms of the proposed transfer.

Dated this _____ day of _____ 20 ____

Applicant's name _____

Applicant's signature _____

Applicant's name _____

Applicant's signature _____

TO BE COMPLETED BY NOTARY PUBLIC:

STATE OF FLORIDA, COUNTY OF PALM BEACH

Before me, the undersigned authority duly authorized to take oaths, this day personally appeared who being by me first duly sworn, on oath, deposes and says that the statements contained in the foregoing document are true and correct.

Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public (print name) _____

Signature: _____

Serial No. _____ My Commission Expires: _____

SEAL:

ADDENDUM TO LEASE AGREEMENT

This Addendum shall amend, modify and be a part of that certain Lease Agreement by and between herein known as ("Landlord"), _____ and, _____ herein known as ("Tenant") dated, _____ to which this Addendum is attached.

Landlord and Tenant mutually agree:

Pursuant to F.S. 720.3085(8), if the Landlord fails to pay the monthly assessment or any special assessment of Woodbridge Lakes Homeowners Association, herein ("HOA") within 30 days of the due date of such assessment, the HOA shall notify the Tenant in writing that the Landlord has failed to pay the assessment and Tenant shall then be responsible for payment of the HOA assessments until notified by the HOA that Tenant is no longer responsible for payment. Tenant shall deduct from the monthly rent to Landlord the amount paid to the HOA and Tenant shall be immune from any claim by Landlord for payments made to the HOA. Tenant shall continue to make payments to the HOA for all assessments until released in writing by the HOA.

LANDLORD

TENANT

Signature _____

Signature: _____

Printed Name: _____

Printed Name: _____

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

COPY OF FLORIDA STATUTE

FS 720.3085(8)

(8) If the parcel is occupied by a tenant and the parcel owner is delinquent in paying any monetary obligation due to the association, the association may demand that the tenant pay to the association the future monetary obligations related to the parcel. The demand is continuing in nature, and upon demand, the tenant must continue to pay the monetary obligations until the association releases the tenant or the tenant discontinues tenancy in the parcel. A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the parcel owner.

(a) If the tenant prepaid rent to the parcel owner before receiving the demand from the association and provides written evidence of paying the rent to the association within 14 days after receiving the demand, the tenant shall receive credit for the prepaid rent for the applicable period and must make any subsequent rental payments to the association to be credited against the monetary obligations of the parcel owner to the association. The association shall, upon request, provide the tenant with written receipts for payments made. The association shall mail written notice to the parcel owner of the association's demand that the tenant pays monetary obligations to the association.

(b) The tenant is not liable for increases in the amount of the monetary obligations due unless the tenant was notified in writing of the increase at least 10 days before the date on which the rent is due. The tenant shall be given a credit against rents due to the parcel owner in the amount of assessments paid to the association.

(c) The association may issue notices under s. 83.56 and may sue for eviction under ss. 83.59, 83.625 as if the association were a landlord under part II of chapter 83 if the tenant fails to pay a monetary obligation. However, the association is not otherwise considered a landlord under chapter 83 and specifically has no duties under s. 83.51.

(d) The tenant does not, by virtue of payment of monetary obligations, have any of the rights of a parcel owner to vote in any election or to examine the books and records of the association. (e) A court may supersede the effect of this subsection by appointing a receiver. History.—s.1, ch. 2007-183; 5.1, ch. 2008-175; s. 26, ch. 2010-174