

POMPANO BEACH CLUB CONDOMINIUM ASSOCIATION, INC
APPLICATION FOR LEASE

ATTENTION APPLICANT (S):

LEASE AGREEMENT MUST BE SUBMITTED WITH THE APPLICATION.

Please complete and list all information as requested. The application process will be delayed due to missing or illegible information.

- **SIGNATURES OF ALL PARTIES INCLUDING WITNESSES AND DATE OF SIGNING.**
- **COPY OF DRIVERS LICENSE, SSN, OR FLORIDA ID CARD.**
- **ASSOCIATION HAS UP TO (30) DAYS TO APPROVE OR DISAPPROVE THE APPLICANT.**
- **NO PETS FOR APPLICANT OR GUESTS AT ANY TIME, EXCEPT AS PROVIDED BY LAW**
- **ONE ASSIGNED SPACE FOR PARKING ONE VEHICLE. DECAL REQUIRED.**
- **ONE (1) RENTAL IN TWELVE MONTH PERIOD ONLY; IF RENTER MOVES OUT PRIOR TO LEASE EXPIRATION FOR ANY REASON BYLAWS DO NOT ALLOW ANY EXCEPTIONS FOR THE OWNER TO RENT A SECOND TIME, i.e., DEATH, JOB RELOCATION, DIVORCE, ETC...**
- **PROCESSING FEE OF \$125 CHECK PER APPLICANT OR PER MARRIED COUPLE.**
- **\$250 CHECK OR MONEY ORDER TO BE PAID UPON MOVE IN AS SECURITY DEPOSIT TO BE HELD UNTIL LESSEE MOVES OUT.**
- **STATE OF FLORIDA IMPOSES A TRANSIENT RENTAL TAX ON OWNER OF RECORD.**
- **ALL APPLICANTS / LESSEES MUST RESIDE IN UNIT.**
- **PROOF OF INCOME – PAYROLL, TAX RETURN, ETC., SELF EMPLOYED APPLICANTS MUST PROVIDE NAME OF BUSINESS & COPY OF MOST RECENT TAX RETURN FOR VERIFICATION OF INCOME**
- **REQUESTS TO ADD ADDITIONAL LESSEES DURING AN EXISTING LEASE TERM REQUIRES OWNER OF RECORD'S WRITTEN APPROVAL, A NEW LEASE/ADDENDUM TO LEASE, AND BOARD APPROVAL OF ADDITIONAL TENANT BY APPLICATION.**

We thank you for your interest in residing in the Pompano Beach Club Condominium. You will be contacted by management upon receipt of all paperwork and final review by the Board of Directors.

POMPANO BEACH CLUB ASSN, INC
111 BRINY AVENUE, POMPANO BEACH, FL 33062

APPLICATION FOR LEASE

1. ALL OCCUPANTS MUST BE APPROVED AND INTERVIEWED PRIOR TO OCCUPYING THE UNIT.
2. NO LEASE SHALL BE LESS THAN (60) DAYS OR NO MORE THAN TWELVE MONTH. OWNER MUST SUPPLY COPY OF RULES AND REGULATIONS TO THE BUYER.
3. RENEWALS ARE SUBJECT TO REAPPROVAL BY THE BOARD OF DIRECTORS.
4. OWNER MUST SUPPLY COPY OF RULES AND REGULATIONS TO THE APPLICANTS.
5. ONE BEDROOM UNITS – NO MORE THAN FOUR OCCUPANTS.
TWO BEDROOM UNITS - NO MORE THAN SIX OCCUPANTS.
6. SERVICE ELEVATOR MUST BE RESERVED IN ADVANCE FOR MOVING FURNITURE - \$250 SECURITY DEPOSIT CHECK REQUIRED (REFUNDED AT LEASE COMPLETION).

DATE _____ LEASE FROM _____ TO _____

OWNERS NAME _____ APT# _____

OWNERS ADDRESS _____ PH # _____

NAME OF REALTOR, IF ANY: _____

PHONE # _____

NAME OF PROPOSED LESSEE(S):

1. _____ 2. _____

PHONE # (s) _____

NAME OF CHILDREN (OR OTHERS) OCCUPYING UNIT:

A. _____ B. _____

C. _____ D. _____

HAVE YOU RESIDED IN THE POMPANO BEACH CLUB BEFORE?

YES, APT # _____ NO _____

7. ARE YOU AN ACTIVE SERVICE MEMBER SUCH AS; UNITED STATES ARMED FORCES, FLORIDA NATIONAL GUARD OR UNITES STATE RESERVE:

_____ YES OR _____ NO

*****AUTHORIZATION FORM*****

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

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. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

POMPANO BEACH CLUB ASSOCIATION

APPLICATION FOR OCCUPANCY

PLEASE USE BLACK INK - PRINT CLEARLY

THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY:

NOTE: All information supplied is subject to verification. All telephone numbers must be able to be reached between 9am - 5pm.

Date _____ Purchase _____ Lease _____ UNIT # _____ Address: 111 Briny Ave Pompano Beach FL 33062

Full Name _____ Date of Birth _____ Soc Sec # _____
Single _____ Married _____ Separated _____ Divorced _____ How Long _____ Maiden Name _____

Have you ever been convicted of a crime _____ Date _____ County/State Convicted in _____
Charge (s) _____

Spouse Name _____ Date of Birth _____ Soc Sec # _____
Maiden Name _____ Ever Convicted of a crime _____ Date _____
County/State Convicted in _____ Charge (s) _____

No. of people who will occupy unit - Adults (over age 18) _____ Children (under 18) _____

Names & Ages of unit occupants' _____

Applicant's Cell Phone # _____ Applicant's email Address _____

Emergency contact _____ Address _____ Phone _____

PART I - RESIDENCE HISTORY - Last five (5) years

****PLEASE PRINT FULL ADDRESS, INCLUDING UNIT/APT #, CITY, STATE, & ZIP CODE****

Present Address _____ Phone _____

Apt/ Condo Name _____ Phone _____ Dates of residency: From _____ to _____

Own Home _____ Parent/Family Home _____ Rented Home _____ Rented Apt _____ Other _____ Rent/Mtg Amount _____

Name of Landlord _____ Address _____ Phone _____

Mortgage Holder _____ Mortgage # _____ Phone _____

Previous Address _____ Phone _____

Apt/ Condo Name _____ Phone _____ Dates of residency: From _____ to _____

Own Home _____ Parent/Family Home _____ Rented Home _____ Rented Apt _____ Other _____ Rent/Mtg Amount _____

Name of Landlord _____ Address _____ Phone _____

Mortgage Holder _____ Mortgage # _____ Phone _____

Previous Address _____ Phone _____

Apt/ Condo Name _____ Phone _____ Dates of residency: From _____ to _____

Own Home _____ Parent/Family Home _____ Rented Home _____ Rented Apt _____ Other _____ Rent/Mtg Amount _____

Name of Landlord _____ Address _____ Phone _____

Mortgage Holder _____ Mortgage # _____ Phone _____

PART II – EMPLOYMENT REFERENCES

****Include a recent copy of an earnings statement to expedite processing****

Employed by _____ Phone _____ Fax _____
Address _____ Monthly Gross Income _____
Dates of Employment from: _____ to: _____ Position _____

Spouse Employed by _____ Phone _____ Fax _____
Address _____ Monthly Gross Income _____
Dates of Employment from: _____ to: _____ Position _____

PART III – BANK REFERENCES

****Include a recent copy of a bank statement to expedite processing****

Bank Name _____ Phone _____ Checking Acct # _____
Address _____ Fax _____

Bank Name _____ Phone _____ Savings Acct # _____
Address _____ Fax _____

PART IV – CHARACTER REFERENCES (No Family Members)

****Please notify Character References that we will be contacting them to obtain a reference****

- 1. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cell Phone _____
- 2. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cell Phone _____
- 3. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cell Phone _____
- 4. Name _____ Home Phone _____
Address _____ Business Phone _____
Email Address _____ Cell Phone _____

Driver's License # (Primary Applicant) _____ State Issued _____

Driver's License # (Secondary Applicant) _____ State Issued _____

Vehicle Make _____ Model _____ Year _____ Lic Plate # _____

Vehicle Make _____ Model _____ Year _____ Lic Plate # _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____

Spouse's Signature _____ Date _____

Have you ever seasonally resided in Florida before? ____ If yes, please state the name, address and dates of residency:

If retires, please state the company's name and address retired from and when retired:

Have you ever been convicted or pled guilty to a crime? ____ If yes, please state the date (s), charges (s), and disposition (s) _____

VOLUNTARY INFORMATION: Do you have any physical impairment that the Association should be aware of in case of an emergency (fire, flood, etc.)? _____

1. In making the foregoing application, I represent to the Board of Directors that the purpose for the Purchase/ Lease of an apartment at POMPANO BEACH CLUB ASSOCIATION, INC. is as follows:
Permanent Residence _____ Winter Residence _____ Summer Residence _____
2. I hereby agree for myself and on behalf of all persons who may use the apartment which I seek to purchase / lease that I will abide by all of the restrictions contained in the By Laws, Rules and Regulations, Condominium Documents and restrictions which are or may in the future be imposed by the POMPANO BEACH CLUB ASSOCIATION, INC.
3. I have received a copy of all ASSOCIATION Documents: Yes _____ No _____
I have received a copy of the COMMUNITY Rules & Regulations: Yes _____ NO _____
4. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application.
5. **I understand that there is a restriction on pets and that I may NOT bring a pet nor may any guest, visitor or tenant bring a pet into POMPANO BEACH CLUB ASSOCIATION, INC., nor acquire one either temporarily or permanently after occupancy.**
6. I understand that the acceptance for purchase/lease of an apartment at POMPANO BEACH CLUB ASSOCIATION, INC. is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in the automatic rejection of this application. Occupancy prior to Board of Directors approval is prohibited.
7. I understand that the Board of Directors of POMPANO BEACH CLUB ASSOCIATION, INC. may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors or any investigation bureau to make such investigation and agree that the information contained in this and the attached application may be used in such investigation, and that the Board of Directors and Officers of the POMPANO BEACH CLUB ASSOCIATION, 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 of Directors.

In making the foregoing application, I am aware that the decision of the POMPANO BEACH CLUB ASSOCIATION, INC. 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.

IN WITNESS WHEREOF, I/WE have executed the foregoing application this _____ day of _____, 201__.

Applicant Signature _____ Witness _____

Applicant Signature _____ Witness _____

FOR THE BOARD OF DIRECTORS:

APPROVED _____ **DISAPPROVED** _____ **DATE** _____

If this application is NOT legible or is not completely and accurately filled out, the Association will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility. By signing, the applicant(s) recognizes that the Association may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of the applicants character, general reputation, personal characteristics and mode of living as applicable.

SIGNATURE _____
Applicant

SIGNATURE _____
Spouse

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, AND EMPLOYMENT INFORMATION.

I have named you as a reference on my application for residency.

You are hereby authorized to release and give to the below mentioned party (s) or their Attorney or Representative, any and all information they request concerning my banking, credit, residency, and employment history in reference with my/our application for residency.

DESIGNATED PARTY: POMPANO BEACH CLUB 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).

Photocopies of the Authorization may be made to facilitate multiple inquiries. In the event you do receive a photocopy of this Authorization, it should be treated as an original and the requested information should be released to facilitate my/our application for residency.

APPLICANT SIGNATURE

NAME PRINTED

APPLICANT SIGNATURE

NAME PRINTED

DATE _____

ADDENDUM TO LEASE AGREEMENT Continued

1. The Association and/or its authorized agent shall have the irrevocable right to have access to each unit from time to time during reasonable hours as may be necessary for inspection, maintenance, repair or replacement of any Common Element therein or accessible there from, or for making emergency repairs therein necessary to prevent damage to the Common Elements or another unit or units, or to determine compliance with the Association governing documents, including the Rules and Regulations, and the Florida Statues.
2. Lessee agrees not to use the Unit or keep anything in the Unit which will increase the insurance rates of the Unit or the Association. Lessee agrees not to interfere with the rights of other residents by unreasonable noises or otherwise. Lessee agrees not to commit nor permit any nuisance, immoral or illegal act in his/her unit, on the Common Elements, or on the Limited Common Elements.
3. The Unit shall be occupied by the tenant, and members of tenant's immediate family consisting of a total of ____ adults and ____ children. The premises shall be possessed, occupied and utilized solely for the purposes of and as a private dwelling and for no other purpose. A person (other than the named Lessee and minor children who are part of the household) who resides in the demised premises for a total cumulative period of more than 30 days during the term of this Lease shall automatically be deemed, considered, and treated as an unauthorized occupant. It is agreed that residency by an unauthorized occupant is in violation of the Lease, as well as the Association governing documents.
4. Lessee hereby agrees to abide by and be subject to the Association governing documents including, but not limited to, the Declaration, the Articles of Incorporation, the By-laws, and the Rules and Regulations of the Association, including any and all amendments made to these documents. Lessee further acknowledges reading and examining the Association governing documents, and Lessee acknowledges and agrees that each and every provision of these governing documents is essential to the successful operations and management of the community. Lessee further specifically agrees to abide by, be subject to, and comply with laws, ordinances, and regulations applicable to this lease agreement including, but not limited to, Chapter 83 (Part II) and Chapter 718 of the Florida Statues (the Florida Residential Landlord-Tenant Act and the Florida Condominium Act, respectively). Lessee shall not use the Unit for improper purposes nor permit any unlawful practice or act in or upon the Unit, on the common elements/common areas, or otherwise within the community.
5. It is further understood and agreed by and between Lessor and Lessee that the Association may act as Lessor's agent for the purpose of directly enforcing the Association governing documents, and the Association shall have the authority to terminate this Lease in the event of a violation of any of the provisions of the Association governing documents by Lessee, by members of his/her immediate family, guests, or invitees. This includes enforcement of the NO PET rule.
6. Lessee hereby agrees that a breach of any provision of the Association governing documents by Lessee any member of his/her family, guests or invitees, constitutes a breach of this Lease subjecting Lessee to an immediate action for eviction and/or damages by Lessor and/or Lessor's agent, the Association. In the event such eviction proceedings or other action is necessary, the prevailing party shall be entitled to an award of attorneys' fees and costs.
7. The approval of the proposed Lease to be issued by the Association is expressly conditioned upon Lessee's observance of and agreement to comply with and abide by the provisions contained in this Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease, either by itself or by requiring Lessor to enforce its rights. Lessor acknowledges that he/she remains ultimately responsible for the acts of Lessee and Lessee's family and guests. Lessor agrees that he/she remains responsible for any costs incurred by the Association, including attorneys' fees in remedying violations of this addendum and/or violations of the Association governing documents and/or Florida law.

X _____
Initials

X _____
Initials

8. In the event of a violation of the Association governing documents, Lessor shall be notified by the Association in writing describing the violations with the request that Lessor shall take the proper legal steps to alleviate the violation within 15 days of the giving of said notice. Non-compliance by Lessor within stated 15 days notice shall grant the right to the Association to act as agent of Lessor with full recourse to take the proper legal steps in the termination of Lease binding Lessor and Lessee. Lessor and Lessee herein specifically grant to the Association a limited possessory right to the property leased herein, to the extent of acknowledging the right of the Association to bring an action for eviction against Lessee in its own name, as agent for Lessor, pursuant to the terms of this addendum. Such violation by Lessee and the failure to cure the violation within the 15-day period shall constitute an authorization, to the Association, at its option, to take such action as permitted by law and recover damages, including attorneys' fees and costs incurred. Notwithstanding anything to the contrary, all rights and remedies of Lessor and the Association shall be cumulative and non-exclusive and the Association shall be considered a third-party beneficiary to the Lease for the purposes of enforcing violations of the Association governing documents, as the documents may be amended from time to time. Lessor and Lessee shall be jointly and severally liable to the Association for any damages caused by a breach of the Lease and the Association governing documents including, but not limited to, attorneys' fees and costs.

9. Lessee shall not make any changes or alterations in and upon the Unit of any nature whatsoever, including, but not limited to, installation of additional or substituted locks or bolts in or upon any door, and the alteration or installation of any lighting fixture, without having first obtained consent, in writing, from Lessor, or if required, by the Association. Lessor may remove or change any addition or alteration made by Lessee at Lessee's cost and expense, which charge shall be paid by Lessee upon demand.

10. Lessee shall not sub-let the Unit or any part thereof, shall not assign the Lease or any interest therein, and shall not permit the Lease or any interest therein to become transferred by operation of law or otherwise without obtaining, in each case, the prior written consent of Lessor and the Association, which consent may be arbitrarily withheld by either or both of them. In the event of either, the assignment by Lessee for the benefit of creditors or the adjudication of Lessee in bankruptcy, this Lease shall terminate, without notice, and the Lease shall thereupon be cancelled and become of no further force and effect. In no event shall Lessee advertise the Unit for rent or for sub-letting, and Lessee shall not, at any time whatsoever, make use of any sign or notice that the Unit or any part thereof is available for rent or sub-letting.

11. Lessor agrees that, should he/she become delinquent in maintenance fees, special assessments, or any other assessments levied by the Association against the units in the community, the Association may direct Lessee to make all payments due Lessor pursuant to the Lease to the Association until such time as all sums due the Association, including any costs or attorneys' fees associated with the collection of the unpaid sums due, are paid in full. In such case, written notice will be provided to Lessee by the Association, with a copy to Lessor. From the date of Lessee's receipt of such written notice from the Association, all payments due under Lease by Lessee must be made by Lessee to the Association until such time that Lessee receives a subsequent written notice from the Association that all sums due the Association have been paid in full. Should Lessee fail to pay rent to the Association after receiving written notice from the Association directing same, the Association may proceed with an action to evict Lessee for non-payment of rent. The remedies for non-payment of maintenance fees, special assessments, and other assessments provided to the Association in this paragraph 11 are in addition to all other rights and remedies provided to Association by the Association governing documents and law.

12. The Lease shall be subject to and conditioned upon the approval by the Association and prior receipt, by the Association, of its established screening fees.

13. Parking Facilities. The Unit leased herein includes parking facilities. The parking space assigned is _____.

_____ Date

_____ Signature
 _____ Signature

LEASE RIDER

In the event the LESSOR (OWNER) becomes delinquent in the payment of any Regular or Special maintenance assessment due Pompano Beach Club (delinquent as stated in Bylaws and / or Rules and Regulations) the LESSEE (TENANT) upon receiving written notice of such delinquency from Pompano Beach Club, shall pay the full amount of such delinquency as set forth in said notice to Pompano Beach Club for the benefit of said Association.

LESSEE is authorized to deduct from rental payment due to the LESSOR the amount paid to above said Association to cure delinquency. It is understood and agreed by the LESSOR that once the original delinquency has been satisfied, that the LESSEE shall continue to pay on the first day of each month the monthly equivalent of any assessment due thereafter to above said Association until the expiration of the lease. It is further understood and agreed such deduction from the rental payment will not constitute default of rent to the LESSOR.

It is understood the Association when in compliance with their obligation, as stated in paragraph one above, has the right to evict the TENANT(S) for non-payment of the Association's assessments with seven days notice or what otherwise may be required by law. Additionally, the LESSOR understands payments to the Association by the LESSEE in compliance with the above effectively are to be considered payment to the LESSOR and cannot pursue eviction for failure to receive those payments (funds) personally.

Pompano Beach Club South Unit # _____

LESSOR(S) / OWNERS(S) _____
Signature(s)

LESSOR(S) / OWNERS(S) _____
Print Name(s)

LESSEE(S) /TENANT(S) _____
Signature(s)

LESSEE(S) /TENANT(S) _____
Print Name(s)

ATTESTED – BOARD MEMBER: _____

DATE: _____

POMPANO BEACH CLUB SOUTH ASSOCIATION, INC.

111 Briny Ave
Pompano Beach FL 33062

LESSEE DISCLOSURES

Date: _____

Unit #: _____

New Renter/Resident (s): _____

Only one (1) assigned parking space per unit. Residents must rent a second space for more than (1) vehicle (including motorcycles). Vehicles taller than 6' 5" need to be parked at Recreation Center due to low clearance in main parking garage. Residents are required to park in assigned spaces. Do not park in guest parking. Unauthorized vehicles parked in garage will be towed without notice.

Initials

I will not leave anything in utility closet or storage bin that may be a fire hazard or of a hazardous nature.

Initials

All lessees must reside in the unit. **Requests to add additional lessee during an existing lease term requires a \$500 deposit payable to the Association, owner of record's written approval, a new lease, and board approval of the additional tenant by application.**

Initials

Any individual who wants to move into any unit must be pre-approved by the PBCS Board of Directors via the Application for Occupancy. You may not have an individual move in unit without approval of the Board of Directors.

Initials

I understand that this is a **NO PET** building. Any unauthorized pet will automatically be a denial for lease renewal or initiate an eviction for the lessee(s).

Initials

There is **NO WASHER OR DRYER** in the apartment. Washers/Dryers are not allowed in the apartment and they will never be installed in the unit.

Initials

I am to notify Security of all contractors, guests, etc, that will request entry to the PBCS. The security guard has the authorization to identify all individuals requesting access to PBCS property

Initials

The Association FOB security key is to be used only by the assigned user (picture) to access the building; unauthorized use by others will cause the FOB key to deactivate and a charge of \$25 to reactivate the key will be assessed.

Initials

The Association is not liable for any resident's personal property left in the garage areas. Bicycles can be stored in the unit or one of three bicycle rooms in the garage areas.

Initials

When going to or returning from the beach with towels, chairs, etc., I must NOT enter the Main Lobby. I will use the P-3 level door or the garage doors via the mailroom.

Initials

A \$250 check or money order payable to PBCS as a security deposit (no cash) is required prior to moving into the Pompano Beach Club Association, Inc. from each annual lease tenant.

The deposit will be returned upon proper notice from the tenant / owner to the Association for purposes of vacating the unit and the return of owner / Association property as well as no damages being observed to Association property during any move in or move out of furniture, appliances, or any other miscellaneous uses of the elevators. The Service Elevator must be reserved **IN ADVANCE** for move-in/out or other deliveries.

Initials

I understand if I receive a letter from PBCS regarding non-compliance of rules or other reported complaints, my lease may not be renewed. I understand that renovations / repairs cannot be performed after regular business hours and must have a building permit when applicable.

Initials

I will not hang anything on the balcony rails or throw anything (including cigarette butts) out the windows or from the balcony. By law, there is **NO SMOKING** in any common areas of the building.

Initials

I WILL ALLOW PEST CONTROL to be conducted in my unit each month unless I notify the Association in advance that no pest control is to be done. You may place a note on the unit door.

Initials

I/We will be billed \$50 dollars for any Fire Alarm set off due to my/our personal actions reported.

Initials

I understand no loud parties or unacceptable noise levels are permitted. I understand that a fine may be levied for any and all violations against the By-Laws, Rules & Regulations and or the Condo Documents of the building. I understand and will follow all rules and regulations of the Pompano Beach Club South Association, Inc.

Initials

VEHICLE MAKE _____ MODEL _____ REG # _____

VEHICLE MAKE _____ MODEL _____ REG # _____

Renter's Signature

Date

PBCS Representative's Signature

Date