

***Oriole Golf & Tennis Club Condo Two Association –
Purchase-Lease***

10191 W Sample Road suite 203
Coral Springs, Florida 33065

****It is important that you follow these instructions carefully – It can take up to 30 DAYS FOR APPROVAL AFTER completing your application with *Oriole Golf & Tennis Club Condo Two*****

Anyone over the age of 18 needs to complete a separate application

NO PETS ALLOWED – THIS IS A 55 YEAR & OLDER COMMUNITY

PURCHASE

- a) Applicant and Co-Applicant Photo Identification (US Driver's License or Passport)
- b) Marriage Certificate (If applicable and if married with different last names)
- c) Last three (3) months paystub or proof of income; such as pension/social security
- d) Last three (3) months of bank statements
- e) Last 2 years of taxes
- f) Proof of funds to close (mortgage approval letter if financed)
- g) Copy of Purchase Contract Signed by the Applicant(s) and the Owner(s)
- h) Vehicle Registration (For each Vehicle)

LEASE

- a) Applicant and Co-Applicant Photo Identification (US Driver's License or Passport)
- b) Marriage Certificate (If applicable and if married with different last names)
- c) Last three (3) months paystub or proof of income; such as pension/social security
- d) Last three (3) months of bank statements
- e) Copy of Lease Agreement Signed by the Applicant(s) and the Owner(s)
- f) Vehicle Registration (For each Vehicle)

PLEASE PRINT THE APPLICATION FOR OCCUPANCY, ACKNOWLEDGEMENT PAGES, AND AFFIDAVIT OF TENANCY AS THEY WILL NEED TO BE SIGNED AND SOME NOTARIZED – APPLICATIONS FOR CANADIAN RESIDENTS ARE SEPARATE FROM THIS APPLICATION – PLEASE DO NOT APPLY HERE. PLEASE CALL US FOR FURTHER INFORMATION. THANK YOU!

PLEASE NOTE ON PURCHASES:

- Credit Score above 650, & 30K annually verifiable income required.
- 24 months ownership requirement before being able to rent/lease the property. Additionally, there is a 15% rental cap.
- No Multifamily dwelling allowed.
- A certificate of approval will NOT be issued without an estoppel being completed on the property.
- Additional documentation may be required.
- The application process may take up to 30 days.
- Please do not schedule closings or occupancy until you have been notified of applicant's orientation date.
- Automatic denial if information provided is incomplete or false.

SEE NEXT PAGE ON LEASES

PLEASE NOT ON LEASES:

- No Multifamily dwelling allowed.
- Minimum lease 121 days up to 24 months.
- No more than two lease per calendar year.
- Applicable application fee per applicant and married couples one fee.
- Please do not schedule occupancy until you have been notified of applicant's orientation date.
- The application process may take up to 30 days.
- Additional documentation may be required. Automatic denial if information provided is incomplete or false.

*****Please be advised that there is a **3 Step Process**. It can take up to 30 days*****

1/ ~ **COMPLETING THE APPLICATION ~ BACKGROUND CHECK** ~ Once the applicants background check, credit check and required documents are completed with the background check company (Tenant Evaluation), the applicant will receive a text and email from no-reply@tenantevaluation.com with a link to upload the required documents as well as reminders.

If you pay for an expedited service, this is only for the background check, NOT for approval.

****NOTE**** Please ensure that all required documents are submitted to Tenant Evaluation or this can cause further delays in the preliminary review with the J&L Property ~ Sales & Leasing Dept. If you have any technical issues or questions on your background check, please contact them at (855) 383-6268.******

The amount of time that it takes to complete the application does not count as the 30 days.

2/ ~ **PROPERTY MANAGEMENT REVIEW** ~ Once your application is completed a preliminary review is conducted by the property management company before submitting to the board. Any communications regarding the application will ONLY be with the applicant and the owner of the property.

3/ ~ **BOARD REVIEW & APPROVAL** – Once all the information is gathered, the completed application is sent to the board for review and approval. You will be contacted if there is an in-person interview.

****WARNING****

Please be advised that it can take up to 30 days once we receive **the completed background check and application**. PLEASE GIVE YOURSELF AMPLE TIME TO MOVE INTO YOUR NEW PLACE. Board members are volunteers so their time to review can take some time to review, vote and approve. Please do not follow up on an application until 21 business days after your background check is sent to us, the property management company. The best way to follow up is via email so that we can forward your email to all board members as a follow up at one time.

If there is a document missing or discrepancy in the application and we need clarification and/or correction, the application will be considered incomplete. The 30 days will commence once we have received a completed application.

I have read and understand the instructions listed above. _____

ARE YOU READY TO MOVE FORWARD?

Oriole Golf & Tennis Club Condominium Two

****Please Make Sure To Select The Correct Application Type Before Proceeding With The Application Process****

Step ①

Before you begin note that a valid major credit card is required.



Go to: www.tenantev.com



Ready: Create your User Account!



**Lease/Purchase
Guest/Additional Residents**

8623

**Canadians Lease/Purchase
Guest/Additional Residents**

8624

Step ②



Sign: After step 1, you will have the option to complete your online application now or complete later. If you chose to complete later, you will receive an email with the link to access your online application at any time. If applicable, once you have completed and signed all the forms, your co-applicant will receive a separate email to complete their signatures.



Upload: After step 1 we will be sending you, and your co-applicant (if applicable) an email with the link to upload the required documents to complete your application.

support@tenantevalaution.com

Identity Theft:

You can be charged with identity theft if you enter another person's name or social security number, or any other information other than your own on an application. Conviction for identity theft carries with it some potentially hefty penalties. In fact, the Identity Theft Penalty Enhancement Act signed into legislation in 2004 established identity theft as a federal crime. The law sets the penalty for identity theft at up to 15 years in prison and paying as much as \$250,000 in fines.