

Woodlake Villas- Purchase-Lease

J & L Property Mgmt. Inc.
10191 West 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 **Woodlake Villas******

MAXIMUM PERMITTED VEHICLE: 2 VEHICLES

12 MONTH RENTAL RESTRICTION-UNITS MAY NOT BE LEASED FOR 12 MONTHS FROM PURCHASE

PLEASE HAVE THE FOLLOWING DOCUMENTS/FORMS READY:

PURCHASE

- a) Applicant and Co-Applicant Photo Identification that demonstrates proof of Permanent U.S. Residency (US Driver's License, US Passport, Green Card, or Naturalization Certificate)
- b) Marriage Certificate (If applicable and if married with different last names)
- c) (2) Bank Statements
- d) (2) Paystubs
- e) Vehicle Registration (For Each vehicle)
- f) Copy of purchase contract signed by the applicant(s) and the Owner(s)

LEASE

- a) Applicant and Co-Applicant Photo Identification that demonstrates proof of Permanent U.S. Residency (US Driver's License, US Passport, Green Card, or Naturalization Certificate)
- b) Marriage Certificate (if applicable and if married with different last names)
- c) (2) Bank Statement
- d) (2) Paystubs
- e) Vehicle Registration
- f) Copy of Lease Agreement Signed by the applicant(s) and the Owner(s)
- g) Pet Acknowledge Form (Page #15) completed and signed by the applicant(s)

PLEASE PRINT THE ADDENDUM TO LEASE AGREEMENT (PAGE #8) AFTER SIGNING IN ORDER TO OBTAIN THE OWNER(S) SIGNATURE

*****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?

Woodlake Villas

Step ①

Please make sure to select the correct application type and code before proceeding with the application process.
(Before you begin, please note that a valid major credit card is required)



Go to: [Tenantev.com](https://tenantev.com)



Ready: Create your User Account!



Enter Code to begin!

7437

Step ②



Sign: Once payment has been processed, you will be requested to sign a Receipt and provide your Authorization for Application processing. You will also be requested to Electronically sign the Community's Application. If applicable, once you have completed and signed all the forms, your co-applicant will need to also Electronically sign the Application through their own user account.



Upload: Through your account, you will be requested to upload the documentation required by the community in order to complete your application.

Customer us at Support@TenantEvaluation.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.