

Racquet Club Garden Apartments 20 North – Purchase + Leases

J & L Property Mgmt. Inc
10191 W Sample Rd # 203
Coral Springs, Florida 33063

****It is important that you follow these instructions carefully - It may take up to 30 DAYS FOR APPROVAL AFTER completing your application with Racquet Club Garden Apartments 20 North please plan accordingly****

2 PETS ALLOWED – MAX WEIGHT 20 LBS

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

NO UNIT MAY BE RENTED LESS THAT (3) THREE MONTHS NOR MORE THAN ONE TIME DURING ANY (12) TWELVE MONTH PERIOD

OCCUPANCY LIMITED TO ONE FAMILY NO MORE THAN 4 PERSONS

**PLEASE HAVE THE FOLLOWING DOCUMENTS/FORMS READY –
IF YOU DO NOT HAVE THE REQUIRED DOCUMENTS YOU WILL
NOT BE APPROVED**

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 Neutralization Certificate)
- b) Pet Photo (If Applicable)
- c) Pet Certificate- Documentation for Each pet verifying: Name, Breed, Weight at Maturity, and Vaccinations
- d) Purchase Contract Signed by the Applicant(s) and the Owner(s)
- e) Vehicle Registration for each vehicle being kept at the property
- f) If married with different last names: A Copy of Marriage Certificate
- g) Mortgage Approval Letter // Proof of funds for Purchasing/financing
- h) Most Recent tax returns
- i) 3 Most Recent Proof of Income – Paystubs, Pension/Social Security Benefits
- j) 3 Most Recent Bank Statements

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 neutralization Certificate)
- b) Pet Photo (If Applicable)
- c) Pet Certificate- Documentation for Each pet verifying: Name, Breed, Weight at Maturity, and Vaccinations
- d) Lease Agreement signed by the Applicant and the Owner(s)
- e) Vehicle Registration for each vehicle being kept at the property
- f) If married with different last names: a Copy of marriage certificate
- g) 3 Most Recent Proof of Income – Paystubs, Pension/Social Security Benefits
- h) 3 Most Recent Bank Statements
- i) Most Recent tax returns

*******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. ***** (SEE NEXT PAGE)**

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.

(SEE NEXT PAGE FOR ONLINE APPLICATION INSTRUCTIONS)

Racquet Club Garden Apartments 20 North

****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

8738

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@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.