

## **Las Brisas Condominium – Purchase-Lease**

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 Las Brisas Condominium\*\***

**\*\*\*\*All applicants must make themselves available for an in-person face to face interview prior to final Board of Directors approval. Occupancy prior to Board approval is prohibited and will result in denial of application. If it is not possible for you to meet in person face to face, please do not fill out this application. No exceptions!!\*\*\*\***

**RENTING PERMITTED AFTER 2 YEARS AFTER PURCHASE  
ANYONE OVER THE AGE OF 18 NEEDS TO COMPLETE A SEPARATE APPLICATION**

**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) Pet Photo (if applicable)
- c) Veterinarian Paperwork
- d) Purchase Contract Signed by the Applicant(s) and the Owner(s)
- e) Pages #7 & #8 Notarized
- f) Vehicle Registration (per Vehicle)
- g) W-2 Form or Proof of Income
- h) (1) Bank Statement
- i) Marriage Certificate (if applicable and if married with different last names)

### **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) Pet Photo (If Applicable)
- c) Veterinarian Paperwork
- d) Lease Agreement Signed by the Applicant(s) and the Owner(s)
- e) Addendum to Lease Agreement (Page #10) Signed by the Applicant(s) and the Owner(s)
- f) Pages #7 & #8 Notarized
- g) Vehicle Registration (per Vehicle)
- h) W-2 Form or Proof of Income
- i) (1) Bank Statement
- j) Marriage Certificate (if applicable and if married with different last names)

**PLEASE PRINT THE ADDENDUM TO LEASE AGREEMENT (PAGE #10) AFTER SIGNING IN ORDER TO OBTAIN THE OWNER(S) SIGNATURE**

**Please Print Pages #7 & #8 and obtain the Notary Stamp**

**\*\*\*\*\*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](mailto: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?**

## Las Brisas Condominium Association

## 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://www.tenantev.com)



**Ready:** Create your User Account!



Enter Code to begin!

6366

## 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](mailto: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.