

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

c/o J&L Property Management Inc.

10191 W Sample Road suite 203 Coral Springs, Florida 33065

****It is important that you follow these instructions carefully – It may take up to 30 DAYS FOR APPROVAL AFTER COMPLETING your application.**

PETS ARE PROHIBITED

THIS IS A 55 YEAR & OLDER COMMUNITY

ANYONE OVER THE AGE OF 18 NEEDS TO COMPLETE A SEPARATE APPLICATION

725 CREDIT SCORE AND ABOVE PER APPLICANT

40K ANNUALLY VERIFIABLE INCOME REQUIRED FOR PURCHASES PER APPLICANT

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

PURCHASE REQUIREMENTS

- 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 REQUIREMENTS

- a) No One under the age of 55 years
- b) Applicant and Co-Applicant Photo Identification (US Driver's License or Passport)
- c) Marriage Certificate (If applicable and if married with different last names)
- d) Last three (3) months paystub or proof of income; such as pension/social security
- e) Last three (3) months of bank statements
- f) Copy of Lease Agreement Signed by the Applicant(s) and the Owner(s)
- g) Vehicle Registration (For each Vehicle)

IF YOU ARE CANADIAN, APPLICATIONS FOR CANADIAN RESIDENTS ARE AVAILABLE – PLEASE ENSURE YOU USE THE CORRECT CODE FOR THIS TYPE OF APPLICATION

PLEASE NOTE ON PURCHASES:

- Credit Score above 725, & 40K annually verifiable income required per applicant.
- 24 months ownership requirement before being able to rent/lease the property. Additionally, there is a 15% rental cap. If the rental cap exceeded no rent/lease will be approved.
- No Multifamily dwelling allowed.
- A certificate of approval will NOT be issued without an estoppel being completed on the property.
- No move in until an orientation is completed

- 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.

PLEASE NOTE ON LEASES:

- No Occupants under the age of 55.
- No Multifamily dwelling allowed.
- Minimum lease 121 days up to 12 months.
- No more than two leases 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 may 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.

(SEE NEXT PAGE)

****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 and hence the reason for no expedited service. 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.

ARE YOU READY TO MOVE FORWARD?

*****(SEE NEXT PAGE FOR ONLINE APPLICATION PROCESS)*****

Oriole Golf & Tennis Club Condominium Two

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)

Step 1



Go to www.TenantEV.com



Create your user account!



Enter code to begin!

If you are a US Resident Applicant, please use	8623
If you are a Canadian Applicant, please use	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.

How to reach us

 Support Email Email us at support@tenantevaluation.com	 Application Portal Go to www.tenantev.com and look for the interrogation icon.	 Support Ticket Create a ticket by going to www.tenantevaluation.com/support	 Phone System Call to our automated phone system at 305.692.7900
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