

**Sequoia Homeowners Association- Lease**

c/o 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 Sequoia Homeowners Association\*\***

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

**3 PETS ALLOWED, NO DANGEROUS BREEDS  
No Renting For 1<sup>st</sup> Year After Purchase**

**PLEASE HAVE THE FOLLOWING DOCUMENTS/FORMS READY:**

- 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) Documentation for each pet verifying: Name, Breed, Weight at Maturity, and Vaccinations
- d) Lease Agreement Signed by the Applicant(s) and the Owner(s)
- e) Addendum to Lease Agreement (Page #8) Signed by the Applicant(s) and the Owner(s)
- f) W-2 Form or Proof of Income
- g) (1) Bank Statement
- h) Marriage Certificate (if applicable and if married with different last names)

**PLEASE PRINT THE ADDENDUM TO LEASE AGREEMENT (PAGE #9)  
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](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?**

**YOU ARE ONE  
STEP CLOSER TO  
YOUR DREAM HOME**



## Sequoia Homeowners Association

### Step 1

(Before you begin note that a valid major credit card is required and allow 15-20 minutes for the completion of this step)



1) Visit: [www.tenantev.com](http://www.tenantev.com)



2) Enter Code : 6372



3) Ready: Begin your online application!

### Step 2

(allow 15-20 minutes for the completion of this step)



4) Upload/Sign: After step 1 we will be sending an email requesting to Upload and Sign the required documents for your application. Some of the documents required are as follow:

- Photo Identification (Driver's License or Passport)
- Pet Photo (if applicable)
- Lease Agreement Signed by all Parties
- Bank Statement

**Customer Support: 1-855-383-6268**

#### 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.

## **SEQUOIA HOMEOWNER ASSOCIATION**

### **IMPORTANT RULES AND REGULATIONS**

**PARKING:** Vehicles are only permitted to be parked in Unit owner's driveways. Parking on the roadway, swale or any other unpaved portion of the Property is not permitted at any time.

**COMMERCIAL VEHICLES:** Commercial vehicles, trucks or any vehicle with commercial lettering are prohibited inside of the Sequoia Community.

**BOATS:** Boats are not permitted inside of the Sequoia Community.

**PETS:** Unit owners are only allowed up to three (3) common household pets. No Pit Bulls, Pit Bull Terriers, Pit Bull Terrier mix, or any other breed with a violent temperament. Unit owners must pick up all waste matter deposited by their pets into proper waste receptacles.

**ARCHITECTURAL APPROVAL:** Any exterior modifications or changes that are made to the Unit are subject to pre-approval with the Board of Directors. You must contact J&L Property Management to receive an Architectural Modification Form for any changes made.

**GARBAGE:** Trash/bulk pickup is every Wednesday and Saturday of the week and recycling pickup is every Saturday of the week. Garbage containers can be placed outside for pickup the evening before the scheduled day. Garbage containers need to be stored out of sight in the garage at the end of the day after pickup occurs.

### **MESSAGE FROM THE BOARD OF DIRECTORS**

It is the Board of Directors intention to keep peace and harmony in the Community. We hope that everyone adheres to the Rules and Regulations of the Sequoia Community to make it a better place for all of the residents to live.