

TIARA TOWERS CONDOMINIUM ASSOCIATION

C/o ELLIOTT MERRILL COMMUNITY MANAGEMENT

835 20th PLACE

VERO BEACH, FL 32960

Office: 772-466-2630 | Fax: 772-569-4300

LEASE APPLICATION

Application to lease Unit #: _____ Unit Owner(s): _____

FROM: ____ / ____ / ____ TO: ____ / ____ / ____

Garage/Carport #: _____ Carport Code# _____

Attach **\$150.00** application and criminal background check fee with this lease application payable to: Tiara Towers Condominium Association along with a **fully executed copy of the lease**. No lease shall be for a period of less than sixty (60) days.

All lease applications must be on this form and must be signed by the lessee, and the unit owner or his authorized agent. Subletting by tenants is not permitted. Lessees, and owners or their agents, who violate any conditions of this lease or of the Rules & Regulations of the Association will be subject to further appropriate action. **The Board may take up to thirty (30) days to approve or disapprove a lease application, so the application must arrive in the Office at least thirty (30) days in advance of the proposed occupancy.** No prospective lessee may move in before all steps of the approval process have been completed. No lease shall be renewed without Board approval.

I (we) the undersigned furnish the following information for use of the Board of Directors of the Tiara Towers Condominium Association, Inc. authorizing it to contact any or all references.

Applicant's Name(s): _____

Current Address: _____

Phone #: _____ Email: _____

Previous Address(s) if at present address less than two years:

Number in Party _____ Number of Adults _____ Number of Children _____

Children and their ages: _____

Others who will be in residence: _____

Relationship: _____

Other visiting overnight: _____

Business/Occupation of each applicant: _____

Employer: _____

Address: _____

Phone: _____

At least personal or social references:

Name(s)	Street	City	State	Zip	Phone
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Name(s)	Street	City	State	Zip	Phone
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Has the applicant rented at Tiara before? _____ If so, which unit _____ and when _____

Rented thought whom: _____

Applicant's Bank Reference, (name, address, telephones)

Applicant(s) automobile(s) to be parked on premises: (Boats, campers, motor homes, vehicles bearing commercial lettering or insignia, trailers, commercial vans, motorcycles, mopeds and RV are prohibited)

Car 1: Make _____ Yr. _____ Model _____ Color _____ Tag# _____ State _____

Car 2: Make _____ Yr. _____ Model _____ Color _____ Tag# _____ State _____

All vehicles must be registered with the Tiara Towers Condominium Association and must display a decal or permit on rear window on the driver's side, which will be furnished by the condo association. Applicant(s) hereby grants Tiara the right to remove any vehicle owned or used by any owner, which does not have proper decal or permit, or which is not acceptable vehicle as defined by the Rules & Regulations. The owner will pay all costs of removal, storage and any legal fees or costs incurred by Tiara. Lessee(s) shall hold Tiara and its representatives harmless in such event.

The Tiara Electrical Grid has been determined to have limited excess capacity. No Electric Vehicle owner may connect an EV charger to any Tiara power receptacle without prior written approval. A separate Tiara Policy and Procedures for Dedicated EV Charging and Application is available on the Tiara website and must be completed by those owners wanting to charge their vehicles.

Tiara Towers Condominium Association
c/o Elliott Merrill Community Management

BACKGROUND CHECK CONSENT FORM

1. Applicant's Name (please print): _____ Date of Birth: _____

S.S. # _____ DL # _____ State _____

Current Address: _____ City _____ State _____ Zip _____

2. Co-Applicant's Name (please print): _____ Date of Birth: _____

S.S. # _____ DL # _____ State _____

Current Address: _____ City _____ State _____ Zip _____

Note: Convictions of misdemeanors or felony crimes DO NOT automatically drop off your records after a specified period of time. The court must be petitioned in order to have any conviction of a crime removed.

1. Have you **EVER** been convicted as a sex related crime? Yes No
2. If yes, did the crime involve force or minors? Yes No
3. Have you **EVER** been convicted of a crime involving violence or threat of violence? Yes No
4. Have you **EVER** been convicted of criminal activity in drugs or alcoholic beverages resulting in a felony? Yes No
5. Have you **EVER** been convicted of any other crime except a Minor traffic violation? (Includes traffic crimes) Yes No
6. Have you been arrested within the last three years for which There has not yet been an acquittal or dismissal? Yes No

I hereby authorize Tiara Towers Condominium Association to check civil or criminal records and driving records, etc. to verify any statement on this form. I hereby release all people, companies or corporations furnishing such information from liability and responsibility. I agree that a photographic copy or a telephonic facsimile of this document shall be valid for all purposes.

I acknowledge reading and receipt of this note and further acknowledge through my signature(s) that a negative criminal check will void this application and the sale.

Applicant's Signature

Date

Co-Applicant's Signature

Date

PLEASE SUBMIT COMPLETE APPLICATION TO:
Tiara Towers Condominium c/o Elliott Merrill Community Management
835 20th Place, Vero Beach FL 32960

Tiara Towers Rules for Owners who Rent/ Lease

Adopted April 13, 2017

1. All rentals/leases must be approved by the Board prior to the renter taking occupancy. Rental/lease agreements must be submitted on the current Tiara form at least 4 weeks before the rental/lease period begins. If the owner secures a rental within four weeks or several days before the renter is to arrive, the owner must immediately call Elliott Merrill for expedited processing.
2. Rental application fee = \$150.00 to be submitted with the application. Repeat renter/lessor applications with the same landlord are exempt from the fee but the landlord must submit a copy of the new lease regardless.
3. As per our revised and amended Tiara documents, Elliott Merrill conducts a criminal and a credit check on new owners in advance of sale and a criminal check on all new renters. These checks take time. Owners and renters must be aware that a negative criminal check will void the application and the rental even if the tenant has arrived at Tiara.
4. It is the owner's responsibility (not the agent's or the renter's) to submit an application with payment in a timely manner.
5. Rentals/Leases may not be for less than 60 days. Rentals and Leases that exceed one year must be re-approved prior to the anniversary date of the rental/lease.
6. Renters must follow all Tiara rules. Owners are responsible for all fines imposed due to a rule violation(s) by their tenants. An owner relinquishes all Tiara use privileges for the duration of the rental/lease.
7. Renters must have access to owner garageports. Renters may not have pets or guests with pets or visitors with pets.
8. No owner may rent or lease if they are delinquent in their financial obligations to the Association – before or during the lease/rental.
9. If a renter arrives before an application for rental is received and approved, the owner may be fined up to \$100.00. plus application fee per #2 above.

BY SIGNING BELOW, BOTH THE OWNER AND THE RENTER ACKNOWLEDGE THAT:

- A. THEY HAVE READ THIS ENTIRE DOCUMENT.
- B. THEY UNDERSTAND ALL OF THE TERMS AND CONDITIONS OF THIS DOCUMENT
- C. THEY AGREE TO BE BOUND BY ALL OF THE TERMS AND CONDITIONS OF THIS DOCUMENT

_____ Owner Signature

_____ Date

_____ Renter Signature

_____ Date