

Cypress Bend IV Condominium Association – Purchase/Lease

c/o J&L Property Management Inc. 10191 West 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****

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

RENTALS PERMITTED AFTER THE 3rd YEAR OF PURCHASE OF OWNERSHIP IF THERE ARE LESS THAN 8 CURRENT UNITS LEASED IN THE BUILDING IF PURCHASED AFTER 06/18/20

2 PETS MAXIMUM ANY COMBINATION OF CATS & DOGS MUST BE NO MORE THAN 25 LBS EACH

HO6 INSURANCE POLICY REQUIRED BY OWNER

CREDIT SCORE MINIMUM 640

OWNER TO PROVIDE COMMON AREA SECURITY DEPOSIT OF \$500.00 ON LEASE

LEASING CAN ONLY BE MINIMUM OF 6 MONTHS MAX 1 YEAR

MAX 2 VEHICLES ALLOWED

APPROVAL CONTINGENT UPON SCREENING

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 that demonstrates proof of Permanent U.S. Residency (US Driver's License, US Passport, Green Card, or Naturalization Certificate)**
- b. Purchase Contract Signed by the Applicant(s) and the Owner(s)**
- c. Indemnity Letter signed by the Applicant(s) and Notarized**
- d. W-2 Form or Proof of Income**
- e. (1) Bank Statement**
- f. Pet Vaccination Form (if applicable)**
- g. Pet Photo (if applicable)**
- h. Vehicle Registration PER vehicle (if applicable)**
- i. Front and Back Photos of ALL vehicles (if applicable)**
- j. Marriage Certificate (if applicable and if married with different last names)**
- k. Birth Certificate (If Birth Certificate not available, provide US Visa)**
- l. 20% Down Minimum on purchases required**

LEASE REQUIREMENTS

- 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. Lease Agreement Signed by the Applicant(s) and the Owner(s)**
- c. Lease Addendum signed by the Applicant(s) and the Owner(s)**
- d. Indemnity Letter Notarized**
- e. W-2 Form or Proof of Income**
- f. (1) Bank Statement**
- g. Pet Vaccination Form (if applicable)**
- h. Pet Photo (if applicable)**
- i. Vehicle Registration PER vehicle (if applicable)**
- j. Front and Back Photos of ALL vehicles (if applicable)**
- k. Marriage Certificate (if applicable and if married with different last names)**
- l. Birth Certificate (If Birth Certificate not available, provide US Visa)**

*******Please be advised that there is a 3 Step Process. It may take up to 30 days*******

(SEE NEXT PAGE)

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.

****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)*****

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



Cypress Bend IV Condominium

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



2) Enter Code : 6345



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 and if purchasing)
- Lease/Purchase Package Signed
- Copy of Social Security
- Proof of Permanent U.S. Residency or Citizenship
- And other Documents that are Required

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.