

Fountain Spring IV - Lease

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****

PETS ARE PERMITTED IF OK WITH OWNER (No Vicious Breeds)

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

NO LEASING PERMITTED FOR 3 YEARS AFTER PURCHASE

650 CREDIT SCORE MINIMUM

\$500 SECURITY DEPOSIT PAID BY OWNERS ONLY

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

- 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) W-2 Form or Proof of Income
- d) (1) Most Recent Bank Statement
- e) Marriage Certificate (if applicable and if married with different last names)

*******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.*

(SEE NEXT PAGE)

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



Fountain Springs IV

- BEFORE YOU BEGIN -

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 : 6377



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)
- Additional Documents Listed in the Package
- **Minimum 650 Credit Score REQUIRED**
- **Applications required for LEASING ONLY**

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.