

# *Ambassador*

*Community Management, Inc.*

7100 West Commercial Blvd. ~ Suite 107 ~ Lauderhill, FL 33319

Phone: 954-741-8811 Fax: 954-741-8051

[www.ambassadormanagement.com](http://www.ambassadormanagement.com)

*Since 1992*

## **HABITAT II CONDOMINIUM**

### **LEASE RENEWAL REQUIREMENTS**

All leases at habitat II Condominium are subject to re-approval when the current lease is renewed. The items listed below must be completed in full and returned to Ambassador Community Management for review.

1. Application for Occupancy
2. Additional information list
3. Habitat II Lease Agreement and the Addendum
4. Copy of current Housing Voucher if this lease is a section 8

Another personal interview MAY NOT be required. You will be notified if you are required to attend another personal interview.

Personal Interviews are held on the First and Third Friday's of each month ONLY at 7:30 P.M. in the Clubhouse by the pool.

Certificates of Approval will be available the following Tuesday at Ambassador Community Management. Even if you are not required to attend the interview you will need to pick up your approval certificate.

HABITAT II CONDOMINIUM, INC.

ADDITIONAL INFORMATION LIST

CURRENT OWNER INFORMATION;

Fill in the information requested below on the CURRENT owner of this unit.

(Not the person buying/renting the unit)

UNIT NUMBER: \_\_\_\_\_

OWNER NAME: \_\_\_\_\_

PHONE NUMBER: (HOME) \_\_\_\_\_ (WORK) \_\_\_\_\_

HABITAT II CONDOMINIUM ASSOCIATION  
SATELLITE DISH INSTALLATION AGREEMENT

Occupant Name(print): \_\_\_\_\_

Occupant Signature: \_\_\_\_\_

Building: \_\_\_\_\_

Unit Address: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ /20 \_\_\_\_

Habitat II Authorization: \_\_\_\_\_

**ONLY ONE (1) HOLE MAY BE DRILLED INTO HABITAT II EXTERIOR WALL TO PROVIDE CONNECTION(S) TO THE TV. THE HOLE IN THE EXTERIOR WALL MUST BE COMPLETELY CLOSED TO PREVENT THE PENETRATION OF INSECTS AND WATER.**

WIRES MUST BE PROFESSIONALLY INSTALLED AND SECURED NEATLY AGAINST THE WALL.

**WIRES MUST NOT BE LEFT EXPOSED ON TOP OF THE GROUND.**

**CABLES GOING FROM ONE SIDE OF THE BUILDING TO THE OTHER MUST GO AROUND THE BUILDING, INSTALLED NEATLY AND PROFESSIONALLY ON THE WALL OF THE BUILDING.**

CABLES ARE NEVER PERMITTED TO RUN ACROSS BUILDINGS.

CABLES ARE NEVER PERMITTED ON THE ROOF.

**SATELLITE DISH MUST BE INSTALLED ON THE BALCONY, FENCE,**

**PATIO, OR ON THE GROUND OR MOUNTED ON A STAND.**

**SATELLITE DISH IS NEVER TO BE INSTALLED ON THE BUILDING(S).**

INSTALLER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_ / \_\_\_\_ /20 \_\_\_\_

**IMPORTANT NOTE:** Complete all questions and fill in all blanks. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can not be cancelled or refunded.

PLEASE USE BLACK INK

\*\*\* THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! \*\*\*

### APPLICATION FOR OCCUPANCY

Association Name: Habitat II

NOTE: All information supplied is subject to verification. All telephone numbers must be able to be reached between 9-5 P.M. Date \_\_\_\_\_

Purchase  Lease  Occupant  Apt.# \_\_\_\_\_ Bldg.# \_\_\_\_\_ Address applied for: \_\_\_\_\_

Full Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Single  Married  Separated  Divorced  How Long? \_\_\_\_\_ Other legal or maiden name \_\_\_\_\_

Have you ever been convicted of a crime? \_\_\_\_\_ Date (s) \_\_\_\_\_ County/State Convicted in \_\_\_\_\_

Charge (s) \_\_\_\_\_

Spouse \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Maiden Name \_\_\_\_\_ Have you ever been convicted of a crime? \_\_\_\_\_ Date (s) \_\_\_\_\_

County/State Convicted in \_\_\_\_\_ Charge (s) \_\_\_\_\_

No. of people who will occupy unit – Adults (over age 18) \_\_\_\_\_ Description of Pets \_\_\_\_\_

Names and ages of others who will occupy unit \_\_\_\_\_

Applicants Cell Number(s) \_\_\_\_\_ Applicants Email Address \_\_\_\_\_

In case of emergency notify \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

#### PART I – RESIDENCE HISTORY

A. Present address \_\_\_\_\_ Phone \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Own Home  Parent/Family Member  Rented Home  Rented Apt  Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Mortgage Holder \_\_\_\_\_ Mortgage No. \_\_\_\_\_ Phone \_\_\_\_\_

B. Previous address \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Own Home  Parent/Family Member  Rented Home  Rented Apt  Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Mortgage Holder \_\_\_\_\_ Mortgage No. \_\_\_\_\_ Phone \_\_\_\_\_

C. Previous address \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Own Home  Parent/Family Member  Rented Home  Rented Apt  Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Mortgage Holder \_\_\_\_\_ Mortgage No. \_\_\_\_\_ Phone \_\_\_\_\_

**PART II – EMPLOYMENT REFERENCES**

\*Include a recent copy of an earnings statement to expedite processing\*

A. Employed by \_\_\_\_\_ Phone \_\_\_\_\_  
Dates of Employment: From: \_\_\_\_\_ To: \_\_\_\_\_ Position \_\_\_\_\_ Fax \_\_\_\_\_  
Monthly Gross Income \_\_\_\_\_ Address \_\_\_\_\_

B. Spouse Employed by \_\_\_\_\_ Phone \_\_\_\_\_  
Dates of Employment: From: \_\_\_\_\_ To: \_\_\_\_\_ Position \_\_\_\_\_ Fax \_\_\_\_\_  
Monthly Gross Income \_\_\_\_\_ Address \_\_\_\_\_

**PART III – BANK REFERENCES**

\*Include a recent copy of a bank statement to expedite processing\*

A. Bank Name \_\_\_\_\_ Checking Acct. # \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_

B. Bank Name \_\_\_\_\_ Savings Acct. # \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_

**PART IV – CHARACTER REFERENCES (No Family Members)**

\*Please notify Character References that we will be contacting them to obtain a reference\*

1. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

2. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

3. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

4. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

Driver's License Number (Primary Applicant) \_\_\_\_\_ State Issued \_\_\_\_\_

Driver's License Number (Secondary Applicant) \_\_\_\_\_ State Issued \_\_\_\_\_

Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_

Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_ Spouse's Signature \_\_\_\_\_ Date \_\_\_\_\_

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## HABITAT II LEASE ADDENDUM

In the event lessor (owner) becomes delinquent in the payment of any monthly maintenance assessment due to the Condominium Association, and if such delinquency continues for a period in excess of ten (10) days, Lessee, upon receiving written notice of such delinquency from the Condominium Association or Ambassador Community management, Inc.; shall pay the full amount of such delinquency as set forth in said notice to the Condominium Association or Ambassador Community Management, Inc. for the benefit of the Condominium Association. Lessee may deduct from the rental payment due lessor the amount paid to cure the delinquency. It is understood and agreed that the lessee shall continue to pay the monthly maintenance assessment payments to the Condominium Association or Ambassador Community Management, Inc. Until such time as lessee is notified in writing by the Condominium Association or Ambassador Community Management, Inc. That Lessor's delinquency and default has been cured.

The lessor and the lessee specifically acknowledge and agree that the Condominium Association is hereby empowered to act as agent for the lessor, with full power and authority to take such actions may be required to compel compliance of the Condominium, its supportive exhibits, the Florida Condominium Act, and the Rules and Regulations of the Condominium Association. The approval of the proposed lease agreement by the Condominium Association is expressly conditioned upon the observance of the provisions contained in the Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the lease agreement. The lessor acknowledges that he remains responsible for the acts of lessee and lessee's family and guests. Lessor agrees that he remains responsible for any costs incurred by the Condominium Association, including attorney's fees and costs, prelitigation, at trial and for any appeals, in remedying violations of the addendum and /or violations of the Condominium Documents.

I (we) have been informed of the current Condominium Rules and Regulations : I (we) agree to be bound by the terms therefor, as a condition for the approval of the application.

I (we) hereby make application for occupancy of the described Condominium unit and understand that a Credit check and verification of the information given will be obtained by the applicant prior to acceptance of this application.

I (we) further certify that the information submitted with theis application is true and correct.

\_\_\_\_\_  
Owner of Unit (or Authorized Agent)

\_\_\_\_\_  
Lessee (Applicant)

HABITAT II CONDOMINIUM ASSOCIATION

LEASE AGREEMENT FOR

\_\_\_\_\_ (jointly and severally hereinafter referred to as "LESSOR" and)

\_\_\_\_\_ (jointly and severally hereinafter referred to as "LESSEE") each in consideration of the covenants and agreements to be performed by the other and subject to the terms and conditions set forth in the Declaration of Condominium of Habitat II Condominium Association, Inc. As amended (hereinafter referred to as "Declaration") and the Rules and Regulations (as same may be from time to time amended or modified) of Habitat II Condominium Association, Inc, a Florida corporation not for profit (hereinafter referred to as "Association") and for other good and valuable considerations, the receipt and sufficiency of which is acknowledged; the LESSOR and the LESSEE do hereby agree as follows:

1. **PROPERTY AND TERM**: The LESSOR demises and lets to the LESSEE, and LESSEE hires and takes from LESSOR, the condominium Unit in Broward County Florida described as:

Condominium Unit \_\_\_\_\_ of Habitat II Condominium Association, Inc.

Furnished according to the Inventory attached, unfurnished except for \_\_\_\_\_

for the term beginning at 12:01 a.m. on \_\_\_\_\_ and ending \_\_\_\_\_

2. **RENT**: The LESSEE will pay to LESSOR, as rent for the demised premises during the term, the total of \$ \_\_\_\_\_ paying that amount in the following manor: \$ \_\_\_\_\_ on \_\_\_\_\_, \_\_\_\_\_ and on the \_\_\_\_\_ of each month thereafter through the term of this lease.

Upon the signing of the instrument, the LESSEE shall deposit with the LESSOR \$ \_\_\_\_\_, This deposit shall be retained by the LESSOR as security for all covenants and conditions to be fulfilled

by the LESSEE under this Lease. It shall be applied to the cost of returning the premises to its original condition, reasonable wear and tear excepted; therefore it shall be applied to all remaining obligations but not limited to, rent in arrears, and at the expiration of the term herein, if LESSEE has complied with all terms and covenants, the said deposit shall be returned; less the above stated costs.

The LESSEE has this day deposited the sum of \$ \_\_\_\_\_ with the LESSOR as the last month's rent, which monies shall not be considered as a security deposit and which shall not be used for any month's rent, save the last, as set forth above.

3. **TAXES AND INSURANCE:** ( may be amended) LESSEE acknowledges that the amount of the monthly rent being paid under this Lease is based partly upon the LESSOR'S taxes and Condominium Maintenance assessments for the base year \_\_\_\_ LESSEE further agrees that in the event of an increase in taxes and condominium maintenance assessments over the base year, that said LESSEE shall pay such increase to LESSOR upon demand.

4. **USE:** The LESSEE will use the leased premises only for their private residence, will not commit waste of maintain or permit nuisance thereon, and will make no unlawful or offensive use thereof.

**IT IS SPECIFICALLY** understood that said premises is leased to LESSEE and his family consisting only of \_\_\_\_ adults and \_\_\_\_ children, and that no more than two (2) persons per bedroom may occupy said Unit.

**IT IS FURTHER SPECIFICALLY UNDERSTOOD** that, should said LESSEE make any unlawful, improper or offensive use of the demised premises, or if LESSEE shall have more than two(2) persons occupying a bedroom, that the Condominium Association with the knowledge and consent of the said LESSOR, shall have the right to take such action as provided for in Chapter 83 of the Florida Statutes and shall further be entitled to the summary procedure provided for in Section 51.011, Florida Statutes. In the event that said Condominium Association is required to retain an attorney

or to take such legal action by reasons of LESSEE'S non-compliance with the terms hereof, the Declaration of Condominium and / or the Rules and Regulations of the Condominium Association, then the said LESSEE does hereby further agree to pay a reasonable attorney's fee together with all costs and charges incurring by the Association.

5. **ASSESSMENTS AND SUBLETTING:** Without prior consent of the LESSOR and the Condominium Association, LESSEE shall not assign the Lease or sublet the premiss of any part thereof.

6. **SHOWING APARTMENT FOR RENTAL:** LESSEE hereby grants permission to LESSOR to show the Condominium Unit to new rental applicants at reasonable hours of the day, within \_\_\_\_\_ days of the expiration of the term of this Lease.

7. **ENTRY FOR INSPECTION, REPAIRS, AND ALTERATIONS :** LESSOR and the Association of its representative shall have the right to enter the leased premises for inspection at reasonable hours and whenever necessary to make repairs and alterations of the Unit; should such repairs be caused by LESSEE, LESSEE shall be required to pay same.

8. **UTILITIES:** Utilities are not furnished as part of this lease unless otherwise indicated herein. Such expenses are the responsibility of and shall be obtained at the expense of the LESSEE.

9. **ANIMALS:** LESSEE shall be able to keep one (1) dog, one cat, or one bird, until such time as the pet shall become a problem or nuisance.

10. **WAIVERS:** A waiver by LESSOR or by the Association of a breach of any covenant or duty of LESSEE under this Lease not a waiver of breach of any other covenant or duty of LESSEE or any subsequent breach of same covenant or duty. A waiver by either the LESSOR or the Association shall not be binding on the other.

11. **LESSEE'S HOLDING OVER:** The parties agree that any holding over by the LESSEE under this Lease without written consent shall be a tenancy at will which may be terminated by LESSOR on \_\_\_\_\_ days notice

12. **PARKING SPACES:** LESSEE is hereby granted a license to use one (1) parking space in the Condominium Parking Area for the purpose of parking one (1) automobile during the term of the Lease. If the leased unit contains a garage then the garage is considered one (1) parking space.

13. **DEFAULT:** If LESSEE defaults in the payment of rent or any part thereof at the time hereinbefore specified, or if LESSEE breaches or defaults in performance of or in compliance with, or violates any term or condition hereof, or of the Declaration of the Association Rules and Regulations, this Lease, at the option of the LESSOR and/or the Association. May take such action as permitted by law and recover damages, including costs incurred and attorney's fees. Notwithstanding, anything to the contrary, all rights and remedies of the LESSOR and the Association shall be cumulative and non-exclusive and the association shall be considered a third party beneficiary to this Lease for the purpose of enforcing the violations of the Declaration or the Association Rules and regulations, as may from time to time be amended. The LESSOR and LESSEE, their families, licensees, invites and occupants of the property being leased but not limited to, attorney's fees and costs.

14. **QUIET AND PEACEABLE ENJOYMENT:** LESSOR covenants that upon performance of all the covenants, agreements, terms, and conditions of the Lease, the Declaration and the Rules and Regulations and Regulations of the Association by the LESSEE, that said LESSEE shall have the quiet and peaceable enjoyment of the demised premises.

15. **RE-DELIVERY OF PREMISES:** At the end of the term of the Lease, LESSEE shall quit and deliver the premises to LESSOR in as good condition as the are now, ordinary wear, decay and damage by the elements excepted.

16. **LAW GOVERNING:** The parties agree that the law of the state of Florida will govern all disputes under this lease, and determine all rights hereunder.

17. **BINDING TERM:** If for any reason the LESSEE vacated the leased apartment prior to the expiration date , the lease shall continue to be valid and remain in force until the expiration date and

there shall be no new lease in the apartment during the interim without approval in writing by the Board of Directors of the Association.

18. **HOLD HARMLESS CLAUSE:** The parties hereto, jointly and severally, covenant and agree to indemnify the Association and does hereby release and hold harmless from any and all liability regarding any action taken by the Association in connection with enforcing its rights or terms and conditions of the Declaration of Condominium, the Rules and Regulations of the Association and its Lease.

19. **BINDING EFFECTS:** The covenants and conditions herein contained and contained in the Declaration of Condominium and the Rules and Regulations of the Association shall to bind the parties hereto, their heirs, legal representatives and assigns, and all covenants are to be construed as conditions of the Lease.

20. **SPECIAL STIPULATIONS:**

A. The parties hereto specifically acknowledge and agree that the Association is hereby empowered to act as agent of the Owner/Lessor with full power and authority to take such action of the Declaration of Condominium, its supportive Exhibits, the Florida Condominium Act and the Rules and Regulations of the Association.

B The approval of the proposed Lease Agreement issued by the Association is to be expressly conditioned upon the Lessee's observance of the provisions of the Declaration of Condominiums, its Supportive Exhibits, the Florida Condominium Act and the Rules and Regulations of the Association. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The Owner/Lessor acknowledges that he remains ultimately responsible for the acts of the Lessee and lessee's family and guests. Owner/Lessor agrees that he remains responsible for any costs incurred by Association, including attorney's fees in remedying violations of the agreement and/or violations of the condominium documents.

C In the event Owner/Lessor fails to timely pay regular or special assessments to the Association within ten (10) days of the due date, the Association shall notify, in writing by regular mail, the owner/Lessor of such delinquency to his most recent address known to the Association; and with the consent of the Owner/Lessor (which consent is hereby deemed given) the Association shall likewise notify, by regular mail, the Lessee residing in the condominium unit. Upon receipt of such notice, Lessee shall immediately pay to the Association, no later than twenty-four (24) days after such notice, the entire amount of such delinquent assessment, including late fees, interests, collection costs and attorney fees (if any) and shall deduct sums actually paid to the Association from the next rental payment. In the event the sums paid to the Association exceed the next regular rental payment, Lessee is authorized to continue such deductions from month to month until Lessee has been fully reimbursed for those sums paid to the Association. In event the lessee fails to pay delinquent assessments and costs incidental thereto to the Association, Lessee shall be deemed in default of his Lease and subject to summary eviction proceedings and such other reliefs as the Lessor and the Association are entitled. The Association shall have the right to act on behalf of the Owner/Lessor in the event such eviction proceedings are necessary, and the prevailing party shall be entitled to attorney's fees and costs.

IN WITNESS WHEREOF, the parties have executed this Lease subject to the Association's approval below, at Ft. Lauderdale, Florida on the \_\_\_\_\_ day of \_\_\_\_\_

WITNESSES:

\_\_\_\_\_

LESSOR

\_\_\_\_\_

LESSOR

\_\_\_\_\_

LESSOR

The above and foregoing Lease by and the same is hereby approved by the appropriate officers of the Habitat II Condominium, Inc. On the \_\_\_\_\_ day of \_\_\_\_\_,

Habitat II Condominium, Inc.

By: \_\_\_\_\_