

Bristol Lakes Homeowners Association, Inc.

Application for Leasing Approval

Application Requirements, please read carefully and completely.

1. This application must be completed in detail by the proposed lessee and returned to:

MMI of the Palm Beaches, Inc.
11770 US Highway 1 Suite 501E
Palm Beach Gardens FL 33408
Phone 561-686-7818

1. Please attach a copy of the signed lease agreement.
2. Copy of all adult drivers license(s) that will be occupying the home.
3. Non-refundable background fee \$75.00 per anyone over the age of 18 years old. Made payable to Bristol Lakes HOA. (Check/Money Order).
4. Non-refundable application fee of \$100.00 payable to Bristol Lakes HOA. (Check/Money Order)
5. Non-refundable processing fee of \$150.00 payable to MMI of the Palm Beaches, Inc. (Check/Money Order)
6. No unit shall be leased more than one (1) time in any 12 month period. No lease term shall be less than 3 Three months. Renewal of lease has to be approved by the Board of Directors. All assessments must be current before lease can be approved. A \$250.00 refundable security deposit for common areas is required on all leases. This will be refunded at the end of the lease if there is no damage and if gate clickers are returned. Corporations may not lease unit.
7. Only two (2) household pets per unit are allowed. NO Pit Bull Terriers are allowed.
8. Only private passenger vehicles are allowed unless garaged. Parking on the street is not allowed.
9. This completed application must be submitted to the association office no later than fifteen (15) days prior to leasing.
10. Homeowners need to provide lessees with security cards for the association facilities prior to leasing.

Signature of Current Owner _____ Date. _____

Signature of Lessee _____ Date. _____

Signature of Lessee _____ Date _____

BRISTOL LAKES HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR LEASE APPROVAL

APPLICATION FOR LEASE APPROVAL

Please Print or Type

Owner information

Present Owner's Name: _____ Phone: _____

Address of Unit for Lease: _____

Lease Information

Name or Realtor Handling Lease: _____ Phone: _____

Lease Term _____ Through _____

Lessee's Information

Lessee's Name:

Marital Status: _____ Maiden Name: _____

Date of Birth: _____ Social Security# _____

Spouse/ Co-applicant: _____

Marital Status: _____ Maiden Name: _____

Date of Birth _____ Social Security# _____

Number of Adult Occupants: _____ Number of Children (under 18) _____

Other persons who will occupy unit with lessee: (Please provide proof of age for all occupants)

Name	D.O.B	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____

Pets

Number of Pets; _____ (limit of two pets per unit)

Description: _____ Weight: _____

Description: _____ Weight: _____

**BRISTOL LAKES HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR LEASE APPROVAL**

APPLICATION FOR LEASE APPROVAL
Continued

Residency

Present Address _____

City

State

Zip

Home Phone: _____ Work Phone _____

Automobile Information

Number of Vehicles: _____

Make: _____ Model: _____ Year: _____

Color: _____ Tag#: _____ State: _____

Make: _____ Model: _____ Year: _____

Color: _____ Tag#: _____ State: _____

Driver's License# _____

Licensing State: _____ Expires: _____

Driver's License# _____

Licensing State: _____ Expires: _____

Employment _____

Lessee's Present Employer: _____

Phone: _____

Position: _____ Supervisor: _____

Employed from: _____ To: _____

Spouse/ Co-applicant's Employer _____ Phone: _____

Position _____ Supervisor: _____

Employed from _____ to _____

Bank Reference

Bank Name: _____ Phone: _____

Address: _____

**BRISTOL LAKES HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR LEASE APPROVAL**

PROOF OF RECEIPT OF USE RESTRICTIONS

I/We have received a copy of the "Use and Restrictions", as attached, for **Bristol Lakes Homeowners Association, Inc.**

I / We certify that the information supplied by me (us) is true and correct.

Signature _____ **Date**

Signature _____ **Date**

AUTHORIZATION TO RELEASE INFORMATION

Authorization to Release Credit, Residence, Banking and Employment Information

You are authorized to release to Scott • Roberts and Associates, LLC any information requested regarding my background, banking, credit employment and residence. Scott • Roberts and Associates, LLC is also authorized to obtain a consumer credit report.

I waive all right and privileges concerning the release of said information and reports to Scott • Roberts and Associates, LLC.

Signature _____ **Last Name Printed** _____ **Date**

Signature _____ **Last Name Printed** _____ **Date**

BRISTOL LAKES HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR LEASE APPROVAL

AGREEMENT AND INFORMATION RELEASE

1. I hereby agree for myself and on behalf of all persons who may use the home which I seek to lease:
 - a. I will abide by all the restrictions contained in the By-Laws, Rules and Regulations, and Restrictions, which are or may in the future be imposed by **Bristol Lakes Homeowners Association, Inc.**
 - b. I understand that pets (if any) must be kept on a leash and all solid waste must be **removed.**
 - c. I understand that sub-leasing or occupancy of this unit in my absence is prohibited.
 - d. I understand that I must be present when any guest, visitors or children who are not permanent residents occupy the unit.
 - e. I understand that any violation of the terms provisions, conditions and covenants of the **Bristol Lakes Homeowners Association, Inc. documents provides cause for immediate action as tlerein provided, or termination of the leasehold under appropriate circumstances.**
2. I understand that the acceptance for Lease of a unit is conditional upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any **misrepresentation or falsification of information of these forms will result in the automatic rejection of this application.** Occupancy prior to approval is prohibited.
3. **I understand the Board of Directors at Bristol Lakes Homeownel's Association, Inc. may cause to be instituted such an investigation of my background as the Board may deem necessary.** Accordingly, I specifically authorize the Board of Directors or its agent to make such investigation and agree that the information contained in this and the attached application may be used in such investigation and that the Board of Directors and Officers and agents of Blistol Lakes Homeowners Association, Inc. itself shall be held harmless **from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board or Directors or its agents.**
4. In making the foregoing application, I am aware that the decision of Bristol Lakes Homeowners Association, Inc, will be final and no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors.

Applicant's Signature

Date

Applicant's Signature

Date

**BRISTOL LAKES HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR LEASE APPROVAL**

REFERENCE

Date: _____

Mr./Mrs. / Ms.: _____ anticipates leasing at
Bristol Lakes. We would appreciate your comments as follows:

7. How long have you known the applicant? _____

8. Is your relationship with the applicant business, social or both? Please comment:

9. Character Reference: _____

10. Does applicant have congenial personality? _____

11. Would you consider applicant to be desirable resident? _____

11. Additional comments which might give us a better understanding of application.

Please be assured that any comments you make will be held in the strictest confidence.

Please return to:

MMI of the Palm Beaches, Inc.

11770 US Highway One Suite 501E

Palm Beach Gardens FL 33408

(561) 686-7818

Name of person completing form: _____

Signature: _____

BRISTOL LAKES HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR LEASE APPROVAL

Certificate of Approval for Approved Occupancy

I, the undersigned officer of Bristol Lakes Homeowners Association,
Inc, hereby certify that _____ has/have been
approved as lessee(s) of the following described property located
at _____

Boynton Beach FL 33472

This agreement applies only to the lease term for the above home

From _____

To _____

Dated the _____ day of

By,

Title:

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street NW, Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street NW, Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer

reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-567-8688.
- The following FCRA right applies with respect to nationwide consumer reporting agencies:

CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE

You have a right to place a “security freeze” on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is

placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
<p>1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates</p> <p>b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:</p>	<p>a. Consumer Financial Protection Bureau 1700 G Street NW Washington, DC 20552</p> <p>b. Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue NW Washington, DC 20580 (877) 382-4357</p>
<p>2. To the extent not included in item 1 above:</p> <p>a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p>b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act.</p> <p>c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations</p> <p>d. Federal Credit Unions</p>	<p>a. Office of the Comptroller of the Currency Customer Assistance Group P.O. Box 53570 Houston, TX 77052</p> <p>b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480</p> <p>c. Division of Depositor and Consumer Protection National Center for Consumer and Depositor Assistance Federal Deposit Insurance Corporation 1100 Walnut Street, Box #11 Kansas City, MO 64106</p> <p>d. National Credit Union Administration Office of Consumer Financial Protection 1775 Duke Street Alexandria, VA 22314</p>
<p>3. Air carriers</p>	<p>Assistant General Counsel for Office of Aviation Consumer Protection Department of Transportation 1200 New Jersey Avenue SE Washington, DC 20590</p>
<p>4. Creditors Subject to the Surface Transportation Board</p>	<p>Office of Public Assistance, Governmental Affairs, and Compliance Surface Transportation Board 395 E Street SW Washington, DC 20423</p>
<p>5. Creditors Subject to the Packers and Stockyards Act, 1921</p>	<p>Nearest Packers and Stockyards Division Regional Office</p>
<p>6. Small Business Investment Companies</p>	<p>Associate Administrator, Office of Capital Access United States Small Business Administration 409 Third Street SW, Suite 8200 Washington, DC 20416</p>
<p>7. Brokers and Dealers</p>	<p>Securities and Exchange Commission 100 F Street NE Washington, DC 20549</p>
<p>8. Institutions that are members of the Farm Credit System</p>	<p>Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090</p>
<p>9. Retailers, Finance Companies, and All Other Creditors Not Listed Above</p>	<p>Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue NW Washington, DC 20580 (877) 382-4357</p>

DISCLOSURE REGARDING
BACKGROUND INVESTIGATION ON YOU

Miami Management, Inc. (“the Company”) may obtain “consumer reports” about you from a consumer reporting agency for tenant purposes. A “consumer report” is a background screening report that may contain information regarding your criminal history, sex offender registry status, credit history, employment history, education history, social media activity, driving history, professional licenses, and other information about you. It may bear upon your character, general reputation, personal characteristics, and/or mode of living.

[END OF DOCUMENT]

ADDITIONAL NOTICE REGARDING
INVESTIGATIVE CONSUMER REPORTS ON YOU

Miami Management, Inc. (“the Company”) may also request an “investigative consumer report” on you from a consumer reporting agency.

An “investigative consumer report” is a background screening report generated through personal interviews with sources such as your neighbors, friends, or associates.

The consumer reporting agency that may prepare an “investigative consumer report” on you for the Company is SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. The information contained in an “investigative consumer report” may bear upon your character, general reputation, personal characteristics, and/or mode of living.

Please be advised that the nature and scope of the most common form of “investigative consumer report” that may be ordered by the Company is an investigation into your employment history. During such an investigation, SRA Screening may ask questions about your employment history to certain knowledgeable individuals and provide response information to the Company.

Note: You have the right to request additional information regarding the nature and scope of any “investigative consumer report” ordered by the Company on you. You may do so by contacting the Company.

[END OF DOCUMENT]

ADDITIONAL STATE LAW NOTICES

If you live in, work in, or are seeking work for **Miami Management, Inc.** (“the Company”) in Washington State, Massachusetts, New Jersey, New York, Minnesota, Oklahoma, or California, please note the following information which we are required by state law to provide to you:

State of Washington applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to receive a complete and accurate disclosure of the nature and scope of the investigation requested by the Company. You also have the right to request a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

Massachusetts applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to have a copy of the report upon request.

New Jersey applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to have a copy of the report upon request.

New York applicants/employees only: You have the right, upon written request, to be informed of whether or not an investigative consumer report (as defined by state law) was requested from a consumer reporting agency. If a report was requested, you will be provided with the name and address of the consumer reporting agency to which the request was made. You may also inspect and receive a copy of the report by contacting SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. You are also now receiving a copy of Article 23-A of the NY Correction Law.

Minnesota applicants/employees only: You have the right, upon written request, to receive a complete and accurate disclosure of the nature and scope of any consumer report ordered about you. A consumer reporting agency must make this disclosure within five (5) days of receipt of your request or of the Company’s request for the report, whichever is later. The consumer reporting agency that is preparing a consumer report about you for the Company is SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. Please check this box if you would like to receive a free copy of any consumer report obtained by the Company about you.

Oklahoma applicants/employees only: Please check this box if you would like to receive a free copy of any consumer report obtained by the Company about you.

California applicants/employees only: You are separately receiving a copy of the Notice Regarding Background Investigation Pursuant To California Law.

[END OF DOCUMENT]

NOTICE REGARDING BACKGROUND INVESTIGATION
PURSUANT TO CALIFORNIA LAW

(For California Applicants and Employees Only)

Miami Management, Inc. (“the Company”) intends to obtain information about you from an investigative consumer reporting agency for tenant purposes. Thus, you can expect to be the subject of “investigative consumer reports” obtained for tenant purposes. Such reports may include information about your character, general reputation, personal characteristics, and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency (“ICRA”), the Company may investigate the information contained in your tenant application and other background information about you, including but not limited to: your criminal history, sex offender registry status, driving history, education history, employment history, social media activity, credit information, and professional licenses. The Company may also obtain comments from individuals who are knowledgeable about you. These reports may be used as a factor in making tenant decisions. The source of any investigative consumer report (as that term is defined under California law) will be SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. Information regarding SRA Screening’s privacy practices (including information about whether any consumer personal information will be sent outside the U.S. or its territories) may be found at <https://srascreeing.com/>.

Under California Civil Code section 1786.22, you are entitled to find out from an ICRA what is in the ICRA’s file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and upon reasonable notice. You also may request a copy of the information in person. The ICRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- By requesting a copy be sent to a specified addressee by certified mail. ICRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the ICRAs.
- Via a summary by telephone. A summary of all information contained in the ICRA’s file on you (which is required to be provided by the California Civil Code) will be provided to you via telephone, if you have made a written request for telephone disclosure and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.

“Proper Identification” includes documents such as a valid driver’s license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the ICRA require additional information concerning your employment and personal or family history in order to verify your identity.

The ICRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. An ICRA may require you to furnish a written statement granting permission to the ICRA to discuss your file in such person’s presence.

Please check this box if you would like to receive a free copy of any investigative consumer report (as defined by relevant state law) obtained by the Company about you.

[END OF DOCUMENT]

Name of Property: _____

AUTHORIZATION REGARDING BACKGROUND INVESTIGATION

By signing below, I acknowledge receipt of the following separate documents (and certify that I have read and understood them):

- DISCLOSURE REGARDING BACKGROUND INVESTIGATION ON YOU;
- A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT;
- ADDITIONAL NOTICE REGARDING INVESTIGATIVE CONSUMER REPORTS ON YOU;
- ADDITIONAL STATE LAW NOTICES.

By signing below, I authorize **Miami Management, Inc.** (“the Company”) to obtain “**consumer reports**” and “**investigative consumer reports**” about me for tenant purposes.

Signature: _____

Date: _____

Printed Name:

[END OF DOCUMENT]

Name of Property: _____

PERSONAL INFORMATION NEEDED FOR BACKGROUND CHECK

Please supply the following information to facilitate a background check on you.

Last Name: _____

First Name: _____

Middle: _____

Other Names Used (alias, maiden, nickname): _____

Social Security Number: _____

Date of Birth: _____

Driver License No.: _____

State Issued: _____

Phone Number: _____

Email Address: _____

Current Address: _____

Street/P.O. Box City State Zip Code Country Dates

Former Address: _____

Street/P.O. Box City State Zip Code Country Dates

[END OF DOCUMENT]