

Island Dunes Oceanside 1 Condominium Association, Inc.

**c/o Coastal Property Management
10 SE Central Parkway, Suite 400
Stuart, FL 34994
Office: (772) 600-8900 Fax: (772) 266-9801**

A NOTE TO OUR PROSPECTIVE TEMPORARY TENANTS

The attached application for approval of rental of a unit at Island Dunes Oceanside 1 is intended to give us an understanding of people interested in becoming our neighbors.

We take the role of neighbor very seriously here at Oceanside 1. We hope that you will find living here a special experience with people who know each other, respect each other and genuinely cherish a relationship that we feel really sets this building apart from many others.

We want to make sure that folks, interested in coming here and ones interested in becoming part of a great community and hoping to do their part in making the community even better.

We thank you for your time in filling out the required forms and stand ready to be as helpful as we can be in answering all your questions about your home.

More than that, we look forward to greeting you as our newest friends.

Whether you plan to be here all year or just seasonally, we think you will find the wonderful facilities, the beach, the country club, the staff and your new neighborhood an incredibly special place.

Please note that many social activities that take place here at Oceanside 1. We really are known as one of the most social and hospitable associations in the area. Please take part in as many social activities as you can.

Thank you!

The Board and all your neighbors at Oceanside 1

Island Dunes Oceanside 1 Condominium Association, Inc.

c/o Coastal Property Management

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Lease Application

All items must be submitted, or your application will not be processed.

This form must be submitted with all other necessary paperwork.

General submission requirements

- Fully executed application
- Fully executed sales contract
- \$100 Application fee (non-refundable) – Please make check payable to Island Dunes Oceanside 1 Condominium Association, Inc.
- \$50.00 for Background Check (required) non-refundable) for each applicant/occupant over 18 years of age. Please make the check payable to Island Dunes Oceanside 1 Condominium Association, Inc.
- Two (2) personal letters of reference written by persons not related to the applicant-

*Payments are only accepted in the form of checks or money orders

• Title Company Info for Sale/Purchase

- Company Name: _____
- Company Address: _____
- Company Phone: _____
- Company Email: _____

• Buyer's Realtor Info for Sale/Purchase

- Company Name: _____
- Company Address: _____
- Company Phone: _____
- Company Email: _____

• Seller/Current Owner Realtor's Info for Sale/Purchase

- Company Name: _____
- Company Address: _____
- Company Phone: _____
- Company Email: _____

• Certificate of Approval delivery option (Mark "X" by delivery option)

- _____ Mail original to Title Company and email copy to _____
- _____ Mail original to Buyer's Realtor and email copy to _____
- _____ Mail original to Seller's Realtor and email copy to _____

Island Dunes Oceanside 1 Condominium Association, Inc.

Lease Application

c/o Coastal Property Management
10 SE Central Parkway, Suite 400
Stuart, FL 34994

THIS COMPLETED APPLICATION FOR A SALE OR TRANSFER OF A UNIT MUST BE RECEIVED BY THE ASSOCIATION AT LEAST THIRTY (30) DAYS PRIOR TO THE PROPOSED CLOSING DATE

APPLICATION INSTRUCTIONS

APPLICANT must submit:

- Completed Application (Application will not be processed without all signatures)
- Signed copy of Sales Contract
- **\$100.00 Application Fee** (non-refundable) made payable to: Island Dunes Oceanside 1 Condominium Association, Inc
- **\$50.00 for Background Check** (required) (non-refundable) **for each applicant/occupant over 18 years of age**. Please make check **payable to Island Dunes Oceanside 1 Condominium Association, Inc.**
- Clear copy of each applicant's current photo ID

***Payments are only accepted in the form of checks or money orders**

All items must be submitted as an entire packet to:

Coastal Property Management
10 SE Central Parkway, Suite 400 Stuart, FL 34994

Or Island Dunes Oceanside 1 Property Mangers Office
8880 South Ocean Blvd, Jensen Beach, Florida 34957

Thank you in advance for your cooperation in following this process. If you have any questions, please call:

Coastal Property Management – 772-600-8900 or 77

Island Dunes Oceanside 1 Association, Inc - Property Manager Office - (772) 229-8414

LEASE APPLICATION

Date of Application _____ Lease dates: _____

Property Address: _____ Unit Number: _____

NAME(s) OF APPLICANT: _____ Email: _____

PRESENT ADDRESS: _____ City _____ State _____ Zip _____

How long at this address: _____ Do you own _____ Rent _____

If less than 3 years, previous address: _____

If currently renting, please not landlords name, address, and phone # _____

Cell phone: () _____ Home phone () _____ Business Phone () _____

CO-APPLICANT: _____ Email: _____

PRESENT ADDRESS: _____ City _____ State _____ Zip _____

Cell phone: () _____ Home phone () _____ Business Phone () _____

NUMBER PEOPLE WHO WILL BE RESIDING AT THE HOME _____

OCCUPANTS RESIDING AT RESIDENCE

NAME _____ RELATIONSHIP _____ AGE _____

NAME _____ RELATIONSHIP _____ AGE _____

VEHICLE(S) RESIDING AT RESIDENCE

MAKE _____ MODEL _____ COLOR _____ YEAR _____ TAG # _____

MAKE _____ MODEL _____ COLOR _____ YEAR _____ TAG # _____

EMPLOYMENT HISTORY

CURRENT EMPLOYER _____ JOB TITLE _____ HOW LONG _____

EMPLOYER ADDRESS _____

EMPLOYER PHONE _____

CO-APPLICANT'S CURRENT EMPLOYER _____ JOB TITLE _____ How long _____

EMPLOYER ADDRESS _____ EMPLOYER PHONE _____

Island Dunes Oceanside 1 Condominium Association, Inc.

SALES APPLICATION
c/o Coastal Property Management
10 SE Central Parkway, #400
Stuart, FL 34994

CRIMINAL BACKGROUND CONSENT FORM

The undersigned being a new owner applicant(s) of the following address:

I/We hereby authorize Islander 12 Association, Inc., Coastal Property Management, and its agents to conduct a background and credit investigation of myself, as a prospective Owner in the Islander 12 Association, Inc. and therefore authorize criminal histories of myself to be searched for the purpose of determining my suitability for ownership in the community. I understand that the results of such investigation will be shared by the property manager with the Board of Directors of the Islander 12 Association, Inc.

Dated: _____

_____ Date of Birth _____
(Signature)

_____ Social Security No. _____
(Print name)

Driver's License No. _____ State of Issuance _____

_____ Date of Birth _____
(Signature)

_____ Social Security No. _____
(Print name)

Driver's License No. _____ State of Issuance _____

Must be signed by all applicants. Use an additional copy of this sheet if needed for additional applicants.

PLEASE ATTACH A CLEAR COPY OF ALL APPLICANTS CURRENT PHOTO ID

ISLAND DUNES OCEANSIDE I BOARD AUTHORIZATION:

BOARD OF DIRECTORS DECISION: _____ APPROVED _____ DISAPPROVED _____ DATE _____

BOARD DIRECTOR: _____

LEASE CONDITIONS

1. The Application must be submitted at least 30 days prior to lease commencement.
2. Applicant 1: Have you ever been convicted of a crime or pled guilty to a crime? Yes _____ No _____
If yes, please state the dates(s), charge(s), and disposition(s):

Applicant 2: Have you ever been convicted of a crime or pled guilty to a crime? Yes _____ No _____
If yes, please state the date(s), charge(s), and disposition(s):

- _____
3. I understand that acceptance for the lease by the Association is conditioned upon the truth and accuracy of this Application and approval of the Board of Directors. Any misrepresentation or falsification of information on these forms will result in the automatic disqualification of my application.
4. I agree to abide by all terms and conditions contained in the Declaration of Condominium, By-Laws, Rules and Regulations which are or may in the future be issued by the Association.
5. The Association and/or its authorized agents shall have the irrevocable right to enter the Unit from time to time during reasonable hours as may be necessary for inspection, maintenance, repair, or replacement of any Unit or common element for making emergency repairs necessary to prevent damage to other units or common elements.
6. I understand that no more than two (2) persons per bedroom may reside in the unit, including dependent children.
7. I agree not to use the Unit in any manner that will interfere with the rights of other residents of the Association or commit any nuisance or illegal act in the Unit, or the common elements or the limited common elements.
8. I have received a copy of the Rules and Regulations.
9. I agree to abide by the current Oceanside I Rules and Regulations.

Please circle one: YES NO

Initial: _____ Initial: _____

10. I understand that I will be advised by the Board of Directors of acceptance or denial of this Application. The Board has a minimum of 15 days to provide a response to this application. Occupancy prior to approval is strictly prohibited.

LEASE CONDITIONS (CONTINUED)

11. I understand and agree that I must be present when any guest, relative, visitor, or children who are not lease occupants occupy this Unit or use Association facilities and common areas.
12. I understand and agree that no pets are permitted in the unit under my rental lease.
13. I understand that subleasing and unauthorized occupancy of this unit is expressly prohibited.
14. I understand that any violation of these conditions may result in the immediate termination of the lease.
15. The approval of the proposed lease is expressly conditioned upon the Applicant's compliance with these conditions. A breach of these conditions shall provide the Association the authority to take immediate steps to terminate the lease and evict the lessee. The Owner/Lessor remains ultimately responsible for the acts of the Lessee and Lessee's family and guests and to collect any cost incurred by the Association, including attorney's fees incurred in termination of the lease.
16. In the event the Owner/Lessor becomes delinquent in the payment of any sums and assessments due to the Association during the term of the lease, upon written demand by the Association, the Lessee shall pay directly to the Association rental payments due the Owner/Lessor to be applied to the delinquent sums owed by the Lessor to the Association. The Association shall be granted full right and authority to demand and receive the Lessor's entire rent due from the Lessee. When the delinquency no longer exists, the Association shall cease the demand and payments shall again be made by the Lessee directly to the Owner/Lessor.

Applicant's Signature

Date

Co- Applicants Signature

Date