



**DELRAY RACQUET CLUB ASSOCIATION, INC.
(A CONDOMINIUM)**

RENTAL / RESALE APPLICATION PACKAGE

***IMPORTANT NOTICE
PLEASE READ THOROUGHLY!***

- The enclosed application *must* be completely and accurately filled out in order for it to be processed, and copies of all requested documents must be attached.
- The entire package will be returned if *any* information is missing, which will result in a delay of approval.

THE BOARD OF DIRECTORS OF THE DELRAY RACQUET CLUB ASSOCIATION IS RESPONSIBLE FOR APPROVAL OR DENIAL OF AN APPLICATION WITHIN TEN (10) BUSINESS DAYS UPON RECEIPT OF A FULLY COMPLETED APPLICATION PACKAGE.

AS THE ASSOCIATION'S AGENT, CAMPBELL PROPERTY MANAGEMENT IS RESPONSIBLE FOR PROCESSING THIS APPLICATION.

**NO PETS/ANIMALS ALLOWED
FOR RENTALS**

Delray Racquet Club Association, Inc.

FOR RENTAL OR RESALE AT DELRAY RACQUET CLUB, YOUR APPLICATION PACKAGE MUST INCLUDE THE FOLLOWING:

- 1. An accurate, fully completed application by all applicants to reside in the unit over 18 years of age, not just person on the lease or sale contract.**
- 2. A copy of the signed sales contract or lease agreement, whichever applies.**
- 3. A copy of ALL occupants U.S. driver's licenses, photo identification cards (with date of birth on it) or, if you reside outside of the United States, copies of all applicants International Passport(s).**
- 4. A non-refundable check in the amount of \$100.00 per applicant or married couple, made payable to Delray Racquet Club Association, Inc.**
**** Co-applicants – or - Roommates need a separate application ****
(The \$100.00 is an application fee that includes the cost for a background check.)

**** Upon receipt of a fully completed application with its enclosures, within ten (10) days the Association will provide you with an approval or denial. Please try to allow up to a total of thirty (30) days for the entire process.***

PLEASE RETURN FULLY COMPLETED APPLICATION TO:

Delray Racquet Club Association, Inc.
610 Egret Circle
Delray Beach, Florida 33444
Telephone: (561) 276-3792

Delray Racquet Club Association, Inc.

Unit # _____

PLEASE CHECK ONE ONLY:

RE-SALE APPLICATION _____ DESIRED CLOSING DATE _____

RENTAL APPLICATION _____ RENTAL PERIOD FROM _____ TO _____

PLANS FOR UNIT (CHECK ONE):

- ANNUAL RENTAL _____
- SEMI-ANNUAL RENTAL _____
- SEASONAL RENTAL _____
- SHORT TERM RENTAL _____
(1-3 Months)

THE SECTION BELOW IS FOR INTERNAL USE ONLY:

DATE **FULLY COMPLETED APPLICATION** RECEIVED BY MANAGEMENT: _____

BUYER BECOMES RESPONSIBLE FOR ANY AND ALL OUTSTANDING BALANCES AFTER THE CLOSING! PLEASE VERIFY CURRENT BALANCES PRIOR TO CLOSING.

OWNER CURRENTLY OWES:

AMOUNT: _____ AS OF: _____

DATE FULLY COMPLETED APPLICATION RECEIVED BY BOARD: _____

CK #: _____

APPLICATION APPROVED:

PS #: _____

Board Member Signature Date

Board Member Printed Name Title

APPLICATION APPROVED:

Board Member Signature Date

Board Member Printed Name Title

APPLICATION DENIED:

Board Member Signature Date

Board Member Printed Name Title

APPLICATION DENIED:

Board Member Signature Date

Delray Racquet Club Association, Inc.

AUTHORIZATION AGREEMENT FOR ASSOCIATION TO COLLECT RENT UPON DELINQUENCY IN ASSESSMENT PAYMENTS

President Secretary WHEREAS, _____ (herein "Owner"), is the record owner(s) of Unit # _____ located at _____, Delray Beach, Florida in Delray Racquet Club Association, Inc., a condominium association, recorded in the Public Records of Palm Beach County, Florida.

WHEREAS, Delray Racquet Club Association, Inc. (herein "Association") is the entity charged with the operation and management of the Association; and

WHEREAS, Owner desires to lease the Unit to _____ (herein "Lessee(s)") pursuant to a lease submitted herewith; and

WHEREAS, the parties desire the approval of the Association for this lease, pursuant to the Declaration for Delray Racquet Club Association, Inc.

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt of adequacy of which is expressly acknowledged, the parties hereto agree as follows:

1. Upon execution and delivery of this Authority Agreement, the Association shall provide the necessary approval for the lease.
2. If at any time during the pendency of the term of the lease, Owner becomes delinquent in payment of assessments to the Association, Owner and Lessee(s) agree that the Association shall have the power, right and authority to demand lease payments directly from the Lessee(s) and deduct such past due assessments, costs and attorneys' fees, if any, as may be delinquent. Further, Owner and Lessee(s) agree that the Lessee(s) will pay the full rental payment due, to the Association, upon written demand. Owner expressly absolves Lessee(s) from any liability to Owner for unpaid rent under the Lease Agreement if such payment is made directly to the Association upon demand from the Association. If any funds are left over, the Association shall immediately remit the balance to Owner at the address listed in the Association's records.
3. Should Lessee(s) fail to comply with the demand of the Association within three (3) days of receipt of demand for payment hereunder, the Association is hereby granted the authority to obtain a termination of tenancy, in the name of Owner, through eviction proceedings, or to seek injunctive relief or specific performance under this Agreement. Owner and Lessee(s) further agree that, if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorneys' fees and costs, including appeals, from Owner.

Agreed to this ____ day of _____, 20__.

Owner: _____ Lessee: _____

Delray Racquet Club Association, Inc.

Rental Application Rider

Delray Racquet Association, Inc.

Unit Owner acknowledges and accepts the terms and conditions contained in the Condominium Declaration with regard to designating the Association as an agent for the Unit Owner for the purpose of and with the authority to terminate any such lease agreement in the event of any violations of the Rules and Regulations by the tenant.

Unit Owner acknowledges that he/she has read the section of the Condominium Declaration (copy annexed to this acknowledgement) and understands and agrees to the terms stated.

Agreed

Unit # _____ Unit Owner _____ Date: _____

(Signature) _____

(Print)

12.5 Leasing, Renting or Loaning of Units. All of the provisions of this Declaration, and the By-Laws and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Unit as a tenant to the same extent as against a Unit Owner, and a covenant upon the part of each such tenant to abide by the Rules and Regulations of the Association, and the terms and provisions of the Declaration of Condominium and By-Laws and designating the Association as the Unit Owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event of violations by the tenant of such covenant shall be an essential element of any such lease or tenancy agreement, whether oral or written, and whether specifically expressed in such agreement or not. The provisions of this section shall be inapplicable as to the Developer. The Developer shall be irrevocably empowered to sell, lease, rent or mortgage any Unit owned by it, notwithstanding the limitations imposed by this section, provided that such action shall in no way impair or diminish the rights and interests of other Unit Owners.

Agreed

Unit # _____ Unit Owner _____ Date: _____

(Signature) _____

(Print) _____

Delray Racquet Club Association, Inc.

Applicant hereby authorizes Delray Racquet Club Association, Inc. to obtain a consumer report, and any other information it deems necessary for the purpose of evaluating my application. I understand that such information may include but, is not limited to, a credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with the renewal of, or rent or purchase of any property located at Delray Racquet Club.

I hereby expressly release Delray Racquet Club Association, Inc. and any procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state, and/or federal government agencies including, without limitation, various law enforcement agencies.

Applicants Signature

Date

Applicants Printed Name

Spouse's Signature

Date

Spouse's Printed Name

Delray Racquet Club Association, Inc.

Applicant's Name: _____
Birth Date _____ Driver's Lic. # _____
Phone #: _____ SSN: _____
E-Mail Address: _____

*I also affirm the following will be occupying the unit: (Anyone over 18 yrs of age, must complete his/her own application.)

_____ Age _____ Sex _____
_____ Age _____ Sex _____

Spouse's Name (If applicable): _____
Birth Date: _____ Driver's Lic. # _____
Phone #: _____ SSN: _____
E-Mail Address: _____

RESIDENTIAL INFORMATION HISTORY

Have you ever rented at DRC before? _____
Present Address: _____ City: _____ Country: _____
State: _____ Zip: _____ **Landlord (If applicable): _____ Phone: _____
Rent Amount: _____ Rent From: _____ to _____ 30 days notice given? _____
Reason for Leaving: _____

Former Address: _____ City: _____ Country: _____
State: _____ Zip: _____ **Landlord (If applicable): _____ Phone: _____
Reason for Leaving: _____

EMPLOYMENT HISTORY

Current Employment: _____ Phone: _____
Supervisor: _____ Position: _____
Length Employed: _____ to _____ F/T ___ P/T ___ Salary: _____ Per: _____

Previous Employer: _____ Phone: _____
Supervisor: _____ Your Position: _____
Length Employed _____ to _____ F/T ___ P/T ___ Salary: _____ Per: _____

**** If retired- please list your last employer in 'Previous Employer' section.**

**** Self-Employed- please list 2-3 Business References below, for us to refer to.**

Name: _____ Phone: _____
Company : _____ Type of Business; _____

Name of Contact _____ Phone: _____
Company : _____ Type of Business; _____

Name: _____ Phone: _____
Company : _____ Type of Business; _____

Delray Racquet Club Association, Inc.

SPOUSE'S EMPLOYMENT HISTORY

Current Employment: _____ Phone: _____
Supervisor: _____ Your Position: _____
Length Employed: _____ to _____ F/T__ P/T__ Salary: _____ Per: _____

Previous Employer: _____ Phone: _____
Supervisor: _____ Your Position: _____
Length Employed _____ to _____ F/T__ P/T__ Salary: _____ Per: _____

*** If retired- please list last employer in 'Previous Employer' section.**

**** Self-Employed- please list 2-3 Business References below for us to refer to.**

Name: _____ Phone: _____
Company : _____ Type of Business; _____

Name of Contact _____ Phone: _____
Company : _____ Type of Business; _____

Name: _____ Phone: _____
Company : _____ Type of Business; _____

BANK INFORMATION

PLEASE PROVIDE FOR ALL SALES

Checking:
Bank: _____ Account: _____
Bank: _____ Account: _____

Savings:
Bank: _____ Account: _____
Bank: _____ Account: _____

VEHICLE INFORMATION

Vehicle Information: List Make & Model: _____ License #: _____ State: _____
Vehicle Information: List Make & Model: _____ License #: _____ State: _____

***No RV's, Boats, Trailers, Commercial vehicles, Scooters or Motorcycles are allowed on property. They will be towed. Must show registration at the office for Parking Decals. Vehicles must be present.**

Delray Racquet Club Association, Inc.

PET INFORMATION

Do you have any pets? _____ Type of Pet/Animal? _____

Breed: _____ Weight: _____ Age _____

Owners are allowed one pet/ animal less than 25 pounds at maturity. Pet registration form must be completed with a \$50.00 fee. **Absolutely no pets/ animals for Renters or Guest(s).**

ADDITIONAL INFORMATION

Will you have any water filled furniture? _____ If so, please specify _____

Have you ever declared Bankruptcy? _____ If so, when? _____

Have you ever had an eviction filed against you? _ If so, please specify _____

Have you ever been charged with a felony? _____ If so, please specify _____

Have you ever been charged with a misdemeanor? ___ If so, please specify _____

Have you ever refused to pay rent/ broken a lease? ___ If so, please specify _____

Are you Active Military Personnel? Yes _____ No _____

Are you on Military Reserves? Yes _____ No _____

EMERGENCY CONTACT INFORMATION

Name: _____

Relationship: _____

Home phone: _____ Cell Phone: _____ Work _____

Applicant represents that all of the statements and representations are true and complete, and hereby, authorizes Delray Racquet Club Association, Inc. verification of the above information, references and credit report. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living and all public record information including criminal records may be made. Applicant hereby gives permission to Delray Racquet Club Association, Inc. to disclose the results of the credit report for purpose of evaluating the applicants ability to perform under the rental agreement.

Applicant Signature: _____ Date ___/___/_____

Applicant Signature: _____ Date ___/___/_____

Any missing information will result in a delay to the approval process.

Delray Racquet Club Association, Inc.

1. Rentals must be for a minimum of one (1) month. Renewals or extensions of leases are subject to re-approval by the Board of Directors.
2. **IF THERE ARE ANY OUTSTANDING MAINTENANCE FEES, INTEREST CHARGES, AND/OR SPECIAL ASSESSMENTS DUE THE ASSOCIATION FOR THE UNIT BEING RENTED, THE APPLICATION WILL NOT BE PROCESSED OR WILL BE DENIED UNTIL SUCH ARREARS ARE SATISFIED!**
3. Use of this unit is for single family residence only.
4. The Board of Directors shall have ten (10) business days from the date the fully completed application is received to render approval on the resale or rental.
5. Should this application be for *purchase* of a unit, if approval is granted, Delray Racquet Club Association, Inc. will provide the purchaser with a Certificate of Approval. The new unit owner must immediately furnish the Association with a copy of the executed Warranty Deed, along with his/her legal mailing address and new telephone number(s). *Delray Racquet Club Association, Inc. will not amend its records nor provide a parking decal to the new owner(s) without a copy of the fully executed Warranty Deed.*
6. It is the responsibility of the owner/seller to provide the lessee/buyer with all keys to the building, the unit, mailbox, swimming pool, and bicycle room. Additional building keys may be purchased at the on-site condo office for \$25.00 each.
7. All pets/animals require Board approval and are for **purchases only**. Only one (1) pet/animal, under 25 pounds at maturity, is allowed per unit. Information and a picture of the pet/animal must be included in this application where indicated. Furthermore, a "Pet/Animal Registration Application" must also be completed at an additional \$50.00 fee. *(Please ask for one if you have a pet). These requirements and restrictions, as well as any other Association rules and regulations pertaining to pets shall also apply to service animals and emotional support animals. To the extent that any exception is sought for a service animal or emotional support animal, the party seeking the exception must provide documentation from their physician attesting to the medical necessity of the animal, which may include a completed and signed Florida Commission on Human Relations Medical Certification Form.*
8. The occupancy restrictions listed below must be adhered to:
 - **One Bedroom – No More Than Two Occupants**
 - **Two Bedroom – No More Than Four Occupants**
 - **Three Bedroom – No More Than Six Occupants**
9. Parking decals are required for ALL vehicles parked at Delray Racquet Club, including overnight guests. No trucks, motorcycles, scooters, trailers, campers, motor homes, nor commercial vehicles are permitted to park in any space or guest spot on the premises. They will be towed immediately.
10. Moving of furniture in or out of a unit is not permitted on Sundays or Holidays.

Delray Racquet Club Association, Inc.

Voluntary Information:

Do you have any physical impairments that the Association should be aware of in case of an emergency (fire, flood, hurricane, etc...)? _____

ENCLOSED WITH THIS APPLICATION IS A COPY OF THE ASSOCIATION'S RULES AND REGULATIONS FOR YOU TO READ AND RETAIN, A QUESTIONS AND ANSWERS SHEET, USE RESTRICTIONS, AND A CONDOMINIUM GOVERNANCE FORM.

- 1. I have received and read a copy of the Association's Rules and Regulations and Use Restrictions, and agree to abide by ALL of the restrictions contained therein.*
2. I understand that any violation of terms, provisions, conditions, and covenants of the Delray Racquet Club Association's governing documents provides just cause for immediate termination of the leasehold under appropriate circumstances.
3. I understand that I will be advised by the Board of Directors of either the approval or denial of this application.
4. I understand that the approval of this application is conditioned upon the truth and accuracy provided to the Board of Directors. Any misrepresentation or falsification of information on these forms will result in automatic rejection of this application.

OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED!

In providing the foregoing application, I am aware that that the decision of the DELRAY RACQUET CLUB ASSOCIATION, INC. will be final.

I hereby agree to be governed by the determination of the Board of Directors.

Signature of Applicant

Signature of Spouse

Printed Name of Applicant

Printed Name of Spouse

Delray Racquet Club Association, Inc.

NAME OF CURRENT OWNER: _____

FULL LEGAL MAILING ADDRESS OF CURRENT OWNER: _____

OWNER'S CURRENT PHONE NUMBERS:

CELL: _____, WORK: _____, HOME: _____

NAME OF CURRENT CO-OWNER (If Applicable): _____

FULL LEGAL MAILING ADDRESS OF CURRENT CO-OWNER: _____

CELL: _____, WORK: _____, HOME: _____

NAME, ADDRESS, AND PHONE NUMBER OF REALTOR, ATTORNEY, OR TITLE COMPANY (If Applicable):

DO YOU HAVE A PET/ANIMAL? _____ LIST TYPE OF PET/ANIMAL? _____

BREED OF PET/ANIMAL _____ WEIGHT OF PET/ANIMAL _____

PETS/ANIMALS: (No Pets/Animals Allowed for Rentals, Regardless of Time of Rental - Purchases only – Ask Management for Pet/Animal Registration Form)

ABSOLUTELY NO PETS/ANIMALS
ALLOWED FOR RENTALS OR
GUESTS.