

# Royal Coast Condominium Association, Inc.

2000 South Ocean Boulevard, Lauderdale-By-The-Sea, Florida 33062 / Phone (954) 781-9791 • Fax (954) 781-0095



## RENTAL CHECK LIST

Included in this package:

1. Application for Lease.
2. Authorization to release credit and background information.
3. Acknowledgement Forms
4. Confirmation of receipt of rules and regulations.
5. Check List for fobs/parking.
6. Blue information sheet
7. Pink Lease Addendum

**Items to be returned to Royal Coast. All items must be returned together. Please allow up to 30 days to process this application. (We will try and complete sooner).**

1. Items #1- #5 above. Separate application for each person if not a married couple.
2. \$100.00 application fee per person or married couple, made out to Royal Coast.
3. Copy of lease contract.
4. Copy of Drivers License (s).
5. Pink Lease Addendum

Use Restrictions: Use of unit is for residential purposes only. NO PETS are allowed at any time. No commercial vehicles, truck, boats, trailers, mobile homes, motor homes, campers, recreational vehicles, or loud motorcycles are permitted to park on the premises overnight. Moving is permitted on Monday – Friday between the hours of 8:00 and 4:00 pm. No more than 4 occupants may occupy a one bedroom apartment, and no more than 6 occupants may occupy a two bedroom apartments. All leases are to be for a period of no less than 90 consecutive days. Lessee must be approved prior to occupancy. Subletting is not permitted.

Applicants must make themselves available for a personal interview prior to the final Board of Director's approval. Occupancy prior to Board approval is prohibited. The screening committee will arrange the date for the interview. Interviews are held during business hours.

Agreed to by Lessee \_\_\_\_\_ Date \_\_\_\_\_

Agreed to by Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessee Phone Number \_\_\_\_\_ Email address \_\_\_\_\_

Unit # \_\_\_\_\_ Owner's Signature \_\_\_\_\_

AUTHORIZATION FORM  
AND APPLICATION FOR OCCUPANCY

You are hereby authorized to release to any and all information requested with regards to verification of my bank account (s), credit history, residential history, criminal history, employment verification and character references to ROYAL COAST CONDOMINIUM ASSOCIATION and/ their background/ credit vendor. The information is to be used for my/our credit/ background report for my/ our Application for Occupancy and/or Ownership.

I/WE hereby waive any privileges I/WE may have with respect to the said information in reference to its release to the aforesaid parties. Information obtained for this report is for the exclusive use of the association for residential screening purposes only.

PLEASE INCLUDE A COPY OF YOUR DRIVER'S LICENSE TO CONFIRM IDENTITY.  
Please notify your landlord, employer's and character references that we will be contacting them to obtain a reference pursuant to your application.

I/WE further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/own proper signature.

I/WE certify under penalty of perjury that the foregoing is true and correct. False information on this application may lead to your occupancy approval being revoked.

I have read the Rules and Regulations and agree to abide by them and to be responsible for my guests to do the same. I understand this is a no pet building.

My move in date is: \_\_\_\_\_  
This is / is not my primary home. (Please circle one option)

**Please know that the owner of the unit has agreed for the renter to pay Royal Coast first, should the owner be behind in his/her maintenance or any other fees due to Royal Coast.**

**Owners Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature Applicant's Printed Name

Birth Date \_\_\_\_\_ Social Security Number \_\_\_\_\_

Driver's License # \_\_\_\_\_ Date Signed \_\_\_\_\_

\*\*\*\*\*

\_\_\_\_\_  
Applicant's Signature Applicant's Printed Name

Birth Date \_\_\_\_\_ Social Security Number \_\_\_\_\_

Driver's License # \_\_\_\_\_ Date Signed \_\_\_\_\_

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

Client: Royal Coast Condominium

NOTE: All information supplied is subject to verification. All telephone numbers must be able to be reached between 8-4 P.M.

Unit # \_\_\_\_\_ Property Address: 2000 S. Ocean Blvd. Lauderdale By The Sea, Fl. 33062

Applicant \_\_\_\_\_ Single (\_\_\_) Married (\_\_\_)

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

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

Spouse \_\_\_\_\_ Have you ever been convicted of a crime? \_\_\_\_\_

Date(s) \_\_\_\_\_ County/State Convicted \_\_\_\_\_

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

No. of people who will occupy the unit \_\_\_\_\_ Names and ages of other who will occupy the unit \_\_\_\_\_

Applicant(s) Cell Number \_\_\_\_\_ Applicant(s) email address \_\_\_\_\_

Spouse Cell Number \_\_\_\_\_ Spouse email address \_\_\_\_\_

**PART I – RESIDENCE HISTORY**

PLEASE PRINT FULL ADDRESS INCLUDING UNIT/APT NUMBER, CITY, STATE & ZIP CODE

A. Present Address \_\_\_\_\_

Apt or Condo Name or Single Home \_\_\_\_\_ Phone \_\_\_\_\_

Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_ Own Home \_\_\_ Parent Family Member \_\_\_\_\_

Rented Apt/ Home \_\_\_\_\_ Other \_\_\_\_\_ Rent/Mtg Amount \$ \_\_\_\_\_

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

Address \_\_\_\_\_ Mortgage Holder \_\_\_\_\_

B. Previous Address \_\_\_\_\_

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 \_\_\_\_\_ Loan # \_\_\_\_\_ Phone # \_\_\_\_\_

**PART II – EMPLOYMENT REFERENCES**

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

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

**PART III – CHARACTER REFERENCES (No family members)**

\*Please notify your references we will be contacting them\*

1. Name \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_

2. Name \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_

Please be sure you receive the following from your landlord:

- 1. Building fobs (2)
- 2. Apartment key & Mailbox Key
- 3. Locker key if any
- 4. Gate clicker if any
- 5. Rules and Regulations

Royal Coast Condominium will not supply fobs, mail box keys, or the garage opener to lessees or new owners. These fobs are to be obtained from the previous occupant.

Your garage parking space number is \_\_\_\_\_ Not in garage space is \_\_\_\_\_ Garage door clicker # \_\_\_\_\_

Make and Model of automobile \_\_\_\_\_ Color \_\_\_\_\_ State & Tag # \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

# Royal Coast Condominium Association, Inc.

2000 South Ocean Boulevard, Lauderdale-By-The-Sea, Florida 33062 / Phone (954) 781-9791 • Fax (954) 781-0095



To Management & Board of Directors:

As part of my application for consent of the Board of Directors to purchase/lease unit \_\_\_\_\_ in Royal Coast Condominium, I do hereby agree as follows:

- ✓ USE OF THIS UNIT IS FOR SINGLE FAMILY RESIDENCE ONLY.
- ✓ NO PETS ARE ALLOWED AT ANY TIME
- ✓ NO COMMERCIAL VEHICLES, TRUCKS, BOATS, TRAILERS, MOBIL HOMES, CAMPERS, RECREATIONAL VEHICLES, MOTORCYCLES, ETC. ARE PERMITTED TO PARK ON THE PREMISES OVERNIGHT.
- ✓ MOVING OF FURNITURE IN OR OUT OF THE UNIT IS NOT PERMITTED ON WEEKEND OR HOLIDAYS. MOVE IN/OUT IS ONLY PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 9:00AM TO 5:00PM
- ✓ NO MORE THAN 4 OCCUPANTS MAY OCCUPY A 1-BEDROOM APARTMENT
- ✓ NO MORE THAN 6 OCCUPANTS MAY OCCUPY A 2-BEDROOM APARTMENT
- ✓ IF I/WE ARE LEASING, I/WE ARE NOT PERMITTED TO SUBLET THE APARTMENT.

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Signature of Applicant

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Signature of Applicant

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I, \_\_\_\_\_ having read and received a copy of the *Rules and Regulations* of Royal Coast Condominium, promise that I and all members of my family and guests authorized access by me, will abide by the *Rules and Regulations* and any amendments issued by the Condominium Association.

I understand that I must fill out an application with the Association and must have signed approval from the Association prior to being allowed to occupy the unit. I also understand that the screening committee meets during normal business hours of 8AM to 4PM unless otherwise approved by the interviewer. The prospective tenant must be present. No telephone or SKYPE interviews are permitted.

The appointment must be made no later than 5 days prior to the screening date.

There is a \$100.00 non-refundable application fee that is to be received before the screening appointment.

\_\_\_\_\_  
Unit No.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Renter's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Renter's Signature

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- 1) Application must be completed in detail by each proposed lessee, other than husband/wife or parent/child (which is considered one applicant). If any question is not answered or left blank, this application will be returned, not processed, and not approved.
- 2) Please attach a signed copy of the Lease contract to this application.
- 3) Please attached a nonrefundable processing fee of \$100.00 to this application made payable to Royal Coast Condominium Association for each applicant other than husband/wife or parent/child (which is considered one applicant). Acceptance of the processing fee does not in any way constitute approval of the transaction.
- 4) All applicants must make themselves available for a personal interview prior to final Board of Director's approval. Occupancy prior to Board approval is prohibited. Screening Committee will arrange the date for the interview.
- 5) Owner must provide lessee with a copy of the Rules and Regulations.

\_\_\_\_\_  
Unit Owner Signature

- 6) Use Restrictions: Use of Unit is for single family residence only. No pets allowed at any time. No commercial vehicles, motorcycles, trucks, boats, trailers, motorhomes, campers, recreational vehicles, etc. are permitted to park on the premises overnight. Moving of furniture in or out of the unit is not permitted on weekends or holidays. Lessees are permitted to move in/out Monday-Friday between the hours of 8AM and 5PM. No more than 4 occupants may occupy a 1-bedroom apartment, and no more than 6 occupants may occupy a 2-bedroom apartment.
- 7) If we are leasing, we are not able to sublet the apartment.

\_\_\_\_\_  
Lessee Signature (1)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lessee Print Name

\_\_\_\_\_  
Lessee Signature (2)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lessee Print Name

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## CHECK LIST TO BE COMPLETED BY UNIT OWNER ON LEASE OR SALE

Fobs	Apartment Key	Mailbox Key	Locker Closet

PARKING SPACE NUMBER FOR ONE VEHICLE: \_\_\_\_\_

PARKING SPACE NUMBER FOR TWO VEHICLES (TANDEM): \_\_\_\_\_

GARAGE GATE TRANSMITTER: # \_\_\_\_\_

**ROYAL COAST CONDOMINIUM WILL NOT SUPPLY MEDECO KEYS TO APARTMENTS(S), MAIL BOX KEYS OR GARAGE GATE TRANSMITTERS TO LESSEES OR NEW OWNERS. THESE KEYS ARE TO BE OBTAINED FROM THE PREVIOUS OCCUPANT.**

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Lessee Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name



## **ROYAL COAST CONDOMINIUM ASSOCIATION**

### **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

**Q:** What are my voting rights in the condominium association?

**A:** Members of the Association are entitled to cast 1 (one) vote for each apartment owned by them.

**Q:** What restrictions exist in the condominium documents on my right to use my unit?

**A:** The apartment shall be used only for residential purposes only and no owner or owners shall permit use of their apartments for transients, hotel or commercial purposes. Further, owner shall not use or permit the use of his/her apartment in any manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation to the property. No pets are allowed.

**Q:** What restrictions exist in the Condominium Documents on leasing of my unit?

**A:** All leases are to be for a period of no less than ninety (90) consecutive days. An owner may lease his/her apartment only once in any **Twelve Month Period** after **one (1) year from the date of purchase**.

**Q:** How much are my assessments to the condominium association for my unit type and when are the due?

**A:** \$ \_\_\_\_\_ due: The first of each month.

**Q:** Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in the association? Also, how much are my assessments.

**A:** No

**Q:** Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

**A:** No

**Q:** Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

**A:** No.

### **ROYAL COAST IS A "NO PETS" CONDOMINIUM**

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.**

ROYAL COAST CONDOMINIUM ASSOCIATION, INC.  
2000 South Ocean Boulevard  
Lauderdale-By-The-Sea, Florida 33062

JUNE 7<sup>th</sup>, 2016

Dear Members:

At a special meeting of the Members held June 6, 2016, a majority of the Members of Royal Coast Condominium Association, Inc. ("Association") voted to forego the retrofitting of the Association's common elements, Association property and units in the Condominium with a fire sprinkler system, in accordance with Section 718.112(2)(l)1., Florida Statutes. As a consequence, pursuant to the referenced Statute, the Board is to notify the Membership of such determination. In addition, the Board places the Membership on notice concerning your obligation as owners to alert your successor in title and/or any tenant of such event.

The vote total reflects 143 votes in support of the waiver of such retrofitting and 14 votes against the waiver of such retrofitting, assuring the passage of the retrofit waiver. With the passage, the Association is required to notice the Membership of this result. We provide you the official "Notice" herein. Again, pursuant to the Statute, Notice must be provided by the current owner to a new owner before a closing on the sale of a unit may occur and by an owner to a renter before the execution of a lease.

Sincerely,

Board of Directors  
Robert Bellantoni, President

## LEASE ADDENDUM

Addendum to Lease Agreement by and between \_\_\_\_\_, hereinafter (collectively, as the case may be) referred to as "Lessor" and \_\_\_\_\_, hereinafter (collectively, as the case may be) referred to as "Lessee" and Royal Coast Condominium Association, Inc. (hereinafter "Association"), with regard to Unit # \_\_\_\_\_, located at Royal Coast Condominium, owned by Lessor, and as described in the Declaration of Condominium recorded in O.R. Book 18598 at Page 63534, et seq. of the Broward County Public Records, as amended from time to time.

The Lessor and Lessee hereto expressly agree that the Lease Agreement shall be amended as provided herein and the following terms shall be incorporated into the Lease Agreement. Lessor and Lessee further agree that Association shall be considered a named party to the Lease Agreement and this Addendum for the purpose of enabling Association to enforce the provisions of the condominium documents and the covenants of this Lease Addendum. In the event of any conflict between the terms and conditions of the Lease Agreement and this Addendum, the Addendum shall govern the respective rights and responsibilities of the parties hereto. Further, Lessor and Lessee also acknowledge and agree, that in connection with the approval of the lease application by the Association, it will be necessary for the Association to obtain and consider information regarding Lessee and all proposed occupants of the unit, Lessee specifically authorizes Association to obtain and consider background information, including financial information, if deemed appropriate by the Association, personal references, and other information deemed relevant by Association. Further, Lessor and Lessee acknowledge that Association may require an interview with prospective tenants/occupants of a unit, prior to occupancy. Lessor and Lessee agree that no proposed tenant or occupant shall take possession of a unit prior to the approval of the lease application by the Association. Lessor and Lessee represent that all information contained in the application for lease (and supporting materials) submitted to the Association are complete, accurate, and truthful. Lessor and Lessee acknowledge that intentional or negligent material omissions or misrepresentations in the application and supporting materials shall constitute grounds for disapproval of a lease application request, or termination of the lease if such omissions or misrepresentations are discovered after approval thereof.

Further, the parties agree as follows:

1. **USE:** The Lessee (which term shall at all times in this Addendum include all proposed occupants of the Unit) will use the premises only for single family, residential purposes by Lessee and his family members who have been listed and approved in Lessee's application for Association approval of this Lease. Single family shall mean one person or not more than two unrelated persons living together as a single housekeeping unit or three or more persons living together as a single housekeeping unit wherein no more than one such person is not related to all other such persons by blood, marriage or legal adoption. Occupancy is limited to two persons per bedroom, excepting temporary guests. Lessee will make no unlawful, improper or offensive use of the leased property, nor permit the commission of any act which constitutes a public or private nuisance.

2. **COMPLIANCE WITH THE CONDOMINIUM DOCUMENTS:** Any infraction of the provisions or restrictions set forth in the Master Declaration, the Declaration of Condominium, the Articles of Incorporation and By-Laws of the Association, and the Rules and Regulations (hereinafter “ Condominium Documents”) by the Lessees or their family, guests or invitees shall be deemed a breach of the Lease, and Association or Lessor shall have the option to terminate the Lease Agreement and resume possession of the property. Lessee acknowledges, by signing this Addendum that he has read, understands, and agrees to abide by the Condominium Documents.

3. **ASSOCIATION AUTHORITY TO ENFORCE ADDENDUM TERMS:** Lessor and Lessee further agree that Association may act in its own rights, or in cases where Lessor fails to act in a timely manner, as Lessor’s agent, to terminate the Lease and may institute proceedings against Lessee, in Lessor’s name, or in Association’s name in its own right. In either such cases, Lessor shall be responsible to Association for all expenses incurred, including attorney’s fees, without waiver of the right of any action by Lessor against Lessee.

4. **ASSIGNMENT OR SUB-LEASING/RENEWAL:** No assignment of the Lease or sub-leasing of any part of the leased property by the Lessee shall be valid without the consent of Association. Renting of rooms and “rent-sharing” is prohibited. The Lease Agreement shall not be renewed or extended, nor shall Lessee hold over the premises, without the prior approval of the Association

5. **INSPECTION OF PREMISES:** The Association and Lessor or his agent, have and are hereby granted the right to enter the premises at any time for the protection and preservation of the premises, or at a reasonable time and upon reasonable notice for the purposes of inspection; making necessary or agreed repairs, decoration, alterations, or improvements; supplying agreed services (including pest control); or determining the existence of suspected or reported violations of the Condominium Documents. Lessor and Lessee acknowledge that Association retains a pass key to the premises.

6. **LIMITATION OF LIABILITY/HOLD HARMLESS AND INDEMNITY:** The Association shall not be liable to Lessor, or to Lessee, or Lessee’s family, agents, guests, invitees, employees or servants for damage to persons or property caused by other residents or other persons. Lessee recognizes that Association does not warrant the security of the property, and is not responsible for safety of Lessee, other unit occupants, nor their property. Lessor and Lessee jointly and severally agree to indemnify and hold Association harmless from and against any claims for damages to person or property arising from Lessee’s use of the premises, or from any activity or work permitted to be suffered by Lessee in or about the premises. Association shall not be liable for personal injury, or damages to lessee’s personal property from theft, vandalism, fire, water, rain, storms, smoke, explosions, sonic booms, riots or other causes whatsoever unless it is established that Association has been negligent in maintenance of common elements which are the responsibility of the Association, and which negligence is the proximate cause of said damage. Lessee agrees to notify Association immediately upon the occurrence of any injury, damage or loss suffered by Lessee or other person upon the premises.

7. **DEFAULT/ENFORCEMENT:** If the Lessee fails to comply with any of the material provisions of the Condominium Documents, or materially fails to comply with any duties

imposed by him by the Lease Agreement, this Addendum, or any other statute or law, then within seven (7) days after delivery of written notice by the Lessor or Association specifying the noncompliance and indicating the intention of the Association or Lessor to terminate the Rental Agreement by reason thereof, Association or Lessor may terminate the Rental Agreement. Association and/or Lessor shall have no obligation to allow Lessee to cure such violations if such noncompliance is of a nature that Lessee should not be given opportunity to cure pursuant to Section 83.56 of the Florida Statutes (1997), as amended from time to time, or if the noncompliance constitutes a subsequent or continuing noncompliance within twelve (12) months of a written warning by Association or Lessor of a similar violation. In such instances, Association or Lessor may deliver a written notice to Lessee specifying the noncompliance and the Association's or Lessor's intent to terminate the Lease Agreement by reason thereof. Examples of noncompliance which are of a nature that the Lessee should not be given an opportunity to cure include, but are not limited to, destruction, damage, or misuse of the Lessor's or Condominium's property by intentional act or a subsequent or continued unreasonable disturbance. Examples of noncompliance which are of a nature that Lessee will be given an opportunity to cure include, but are not limited to, activities such as having or permitting unauthorized pets, guests, or vehicles; parking in an unauthorized manner or permitting such parking; or failing to keep the premises clean and sanitary. Lessor and Lessee acknowledge Association may tow away or cause to be towed away vehicles that are parked on Condominium property in contravention of the Condominium Documents. Lessor and Lessee also recognize that Association shall have the right to terminate the Lease and/or institute evictions or other proceedings against Lessees, for violation of the Condominium Documents as set forth above. Further, the parties recognize that the Association may levy fines against a unit for violation of the Condominium Documents. Fines may be levied for violations, without opportunity to cure. The Association will afford the opportunity for a hearing, as required by law, prior to the levy of a fine. Lessor and Lessee shall be jointly and severally liable for the payment of any fine duly levied by the Association, arising out of the conduct of Lessee, his family, guests, and invitees. The Association, without limiting other remedies, may avail itself to the procedures set forth in Paragraph #9 of this Lease Addendum with respect to the collection of rent. In addition, the Association may require the tenant to place in escrow with the Association a sum to be determined by the Association to repair damage to the common elements. Pursuant to Florida state law, the amount to be deposited shall not exceed one month's rent, as specified in the Lease Agreement.

8. **COSTS AND ATTORNEY'S FEES:** If either the Lessor or the Lessee fails to comply with the agreements, conditions or covenants of the Lease Agreement or this Addendum, including violations of the Condominium Documents, or fail to comply with applicable laws, and court action or arbitration (including actions initiated or defended by Association) is required to resolve any dispute, the prevailing party, including the Association, shall be entitled to costs and attorney's fees of that action, at the arbitration, trial or appellate levels.

9. **RIGHT TO RECEIVE RENTAL INCOME:** In the event Lessor is delinquent in Lessor's obligation to pay to Association any annual or special assessments, or any installment thereof, Association shall have the right, but not the obligation, to require Lessee to pay said rental installments, or the portion thereof sufficient to pay said delinquent maintenance assessments, directly to Association, upon Association giving written notice of the exercise of such right to Lessee and Lessor. This right of Association is cumulative and in addition to any and all other rights or remedies Association may have against Lessee or Lessor. Failure of Lessee to pay to

Association the rental installments, or portions thereof, as specified in said notice, shall entitle Association to terminate this Lease and/or evict Lessee. Lessee shall be entitled to set off against rent payable to Lessor for any and all amounts paid by Lessee to Association hereunder.

10. **MISCELLANEOUS:**

**A. Binding Effect:**

The covenants and conditions contained herein extend to bind the heirs, legal representatives, successors, and assigns of the parties bound by this Lease Addendum.

**B. Waiver:**

The failure of Association to enforce its rights as set forth in Lease Addendum shall not constitute a waiver of the Association's right to do so in any other instance.

**C. Modification:**

This Lease Addendum may only be modified by an instrument signed by Lessor, Lessee and Association.

**D. Captions:**

The captions contained in this Lease Addendum are for convenience sake only, and are not intended to constitute substantive provisions of this Lease Addendum, nor restrict the subject matter hereof.

**E. Gender:**

All references to the masculine are intended to include references to the feminine, as appropriate. All singular references are also intended to incorporate plural references, where appropriate.

**F. Governing Law/Venue:**

This Addendum is governed by the laws of Florida. Venue for any action lies in Broward County.

**G. Anti-Discrimination Policy:**

Association does not discriminate in the terms and conditions of rental of units based upon sex, national origin, race, religion, familial status, or handicapped status.

**WITNESSES:**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**LESSOR**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**LESSEE**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

# ROYAL COAST

## RESIDENT FILE

THIS INFORMATION WILL BE HELD STRICTLY CONFIDENTIAL

<b>LAST/First NAME</b>		<b>UNIT #</b>	
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<b>UNIT PHONE #</b>	
<b>WORK/CELL PHONE #</b>	
<b>FAX # (IF ANY)</b>	
<b>E-MAIL ADDRESS</b>	
<b>LICENCE PLATE #</b>	
<b>ADDRESS</b>	
<b>CITY/ STATE/ZIP</b>	

ALSO PLEASE PROVIDE ANY OTHER RESIDENCE YOU MAY HAVE (IN OR OUTSIDE THE USA)

<b>ADDRESS</b>	
<b>CITY/SATE/ZIP</b>	
<b>LICENCE PLATE #</b>	
<b>HOME PHONE #</b>	
<b>BUS. PHONE #</b>	
<b>BUS. FAX #</b>	

IN CASE OF EMERGENCY PROVIDE CONTACT:

<b>NAME</b>	
<b>PHONE #</b>	
<b>ADDRESS</b>	
<b>CITY/STATE/ZIP</b>	

NAME OF INDIVIDUALS WHO ARE PERMITTED TO ENTER YOUR UNIT IN YOUR ABSENCE:


SHOULD ANY OF THE ABOVE INFORMATION CHANGE PLEASE NOTIFY US IMMEDIATELY IN WRITING.