

**JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC.
C/O GRS MANAGEMENT ASSOCIATES, INC.
3900 WOODLAKE BLVD., SUITE 309
LAKE WORTH, FLORIDA 33463
PHONE (561) 641-8554
FAX (561) 641-9448**

LEASE APPLICATION FORM

JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC. CRITERIA for LEASING/RENTAL of LOTS and HOMES

In accordance with Article X of the AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR JOG ESTATES PROPERTY OWNERS ASSOCIATION, INC., the following rules and guidelines apply as involving the lease/rental of a Lot/Home:

1. All leases and leasing/rental arrangements are subject to an approval process with the Board of Directors responsible for the decision to approve or deny any such leasing/rental arrangement based upon the following procedures and criteria.
2. All completed applications for initial and renewal leases must be submitted to the then existing property manager of the Association at least thirty (30) days prior to the actual lease commencement or renewal date as set forth in the written lease along with a lease application fee in the amount of \$250 payable to the Association and any application fees payable to the management company per the Association's contract with the management company.
3. If a completed application and all requested additional information are not received at least thirty (30) days prior to the lease commencement date or renewal date, the application will be deemed denied automatically.
4. The following criteria must be fully and unequivocally satisfied as reasonably determined by the Association for all initial and renewal lease approvals:
 - a. The application must contain correct, accurate and complete information otherwise the application shall result in a denial.
 - b. The Unit Owner must be current regarding all assessments, maintenance, dues, fines, attorneys' fees, and/or any other monetary obligations to the Association. The Unit Owner must certify in writing to the Association that the property is not the subject of an existing mortgage foreclosure action or lien foreclosure action. The Unit Owner must not be currently in violation of any of the Declaration of Covenants and Restrictions, as amended, Rules and Regulations, or any aspect of the governing documents of the Association.
 - c. The proposed tenants and each and every occupant which are the subject of the application for initial lease approval and/or renewal (i) must not have engaged in criminal activity as evidenced by a conviction or plea arrangement for a felony within the last ten years as involving a crime of violence, sexual misconduct, theft, or other crime of moral turpitude involving injury, loss of life, or loss of damage to property; (ii) any guest or invitee of the Unit Owner or the tenant must not have engaged in known criminal activity at the Lot or within the Association, or (iii) violations must not have been issued, incident reports prepared by the association Association's security personnel or other agent (involving the tenant, occupant, invitees, or guests where the Association has a reasonable belief that the applicant for tenancy or any proposed occupant was involved in misconduct or other activities in violation of the governing documents) during the past yearly rental period; or (iv) the applicant must not have been deemed to be a frequent violator (as defined by having received more than 4 violation notices in any year) of any other community associations' rules, regulations, and/or governing documents within the past ten (10) years and/or have had fines imposed against them by any such community association for a violation of any such community associations' rules, regulations, and/or governing documents more than 4 times within the past ten (10) years.
 - d. No proposed tenant or occupant is on the sex offender list.

LEASE/RENTAL APPLICATION FORM (CONT.)

Process

1. Obtain and read the Jog Estates Property Owners Association Inc. controlling documents and board of director promulgated rules and the criteria for approving the leasing/renting homes (provided above).
2. Complete the application form.
3. Pay the \$250 application fee by check or money order made payable to Jog Estates Property Owners Association, Inc. **The check must be deposited by GRS into the Jog Estates POA bank account and the check must clear prior to the application being approved.** This application fee is non-refundable.
4. Pay the administration processing fee to GRS Management Associates. Maximum of 2 applicant charges per application.
5. Provide a copy of lease/rental agreement and the completed application form to GRS. Leases/rentals must be a minimum of 6 months and no more than 2 rentals/leases per 12 month period.
6. Participate in a 15-minute phone orientation conducted by GRS.
7. Approval or denial by Jog Estates POA Board Of Directors.
8. Be advised that the Unit Owner must be current regarding all assessments, maintenance, dues, fines, attorneys' fees, and/or any other monetary obligations to the Association. The Unit Owner must certify in writing to the Association that the property is not the subject of an existing mortgage foreclosure action or lien foreclosure action. The Unit Owner must not be currently in violation of any of the Declaration of Covenants and Restrictions, as amended, Rules and Regulations, or any aspect of the governing documents of the Association.
9. It is your obligation to make sure that your phone numbers and email addresses are kept up to date with the management company and the Secretary of Jog Estates POA.

If you have any further questions concerning the Homeowners Association, please contact GRS Management at (561) 641-8554. You can also visit the Jog Estates site <https://www.grsmgt.com/association/jog-estates/>

LEASE/RENTAL APPLICATION FORM (Cont.)

The application must contain correct, accurate and complete information otherwise the application shall result in a denial. Should the question not apply, answer "N/A". Print complete mailing addresses, including zip codes.

All supplied information must be legible.

Address of home to be leased/rented:

Expected Occupancy Date:

Complete the form below for all occupants.

Name	Land Line Phone	Cell Phone	Email Address

In case of emergency please notify:

Name	Land Line Phone	Cell Phone	Email Address

LEASE/RENT APPLICATION FORM (Cont.)

Agreement To Abide By Governing Documents And Rules/Regulations

MUST BE COMPLETED BY EACH BUYER

If you lease/rent a unit in Jog Estates, you and guests must abide by Association's Documents (Declaration, Bylaws, Articles of Incorporation) and Rules and Regulations set forth by the Association's Board of Directors.

1. I certify that I agree abide by the Associations Documents as recorded in the Palm Beach County Official Records and to abide by the Rules and Regulations as set forth by the Association's Board of Directors.
2. I do **not** object to any background checks (which may include credit, criminal records, and past violations/fines in other communities) that may be performed.
3. I certify that I have **NOT** engaged in criminal activity as evidenced by a conviction or plea arrangement for a felony within the last ten years as involving a crime of violence, sexual misconduct, theft, or other crime of moral turpitude involving injury, loss of life, or loss of damage to property. Nor that I am required to register as a sexual predator or offender in any jurisdiction.
4. I certify that I have **NOT** received more than 4 violation notices in any year of any other community associations' rules, regulations, and/or governing documents within the past ten (10) years and/or have had fines imposed against them by any such community association for a violation of any such community associations' rules, regulations, and/or governing documents more than 4 times within the past ten (10) years.

Leasee/Renter Name:

Signature:

Date:

MUST BE COMPLETED BY EACH LEASEE/RENTER

LEASE/RENT APPLICATION FORM (Cont.)

AGE VERIFICATION CERTIFICATE

The following information must be furnished by the leasee/renter(s) of each unit so that the Jog Estates HOA may monitor the percentage of residences occupied by at least one person 55 years of age or older in order to preserve the status of Jog Estates POA as a 55+ age community in compliance with the Jog Estates governing documents, and the Federal Fair Housing Act.

Lot #: _____ Address: _____

Occupant(s) including Leasee/Renter(s):

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Please attach a copy of a driver's license (or other proof of age) for EACH person listed above.

Any changes to occupants must be reported to GRS and the Jog Estates POA Secretary within 15 days.

LEASE/RENT APPLICATION FORM (Cont.)

Vehicle Registration

Jog Estates has certain vehicle restrictions (refer to the Declaration for specific language regarding this requirement).

Make: _____ Model: _____ Lic. Tag: _____

Make: _____ Model: _____ Lic. Tag: _____

Make: _____ Model: _____ Lic. Tag: _____

Make: _____ Model: _____ Lic. Tag: _____

LEASE/RENT APPLICATION FORM (Cont.)

Seasonal Resident Information

If you are a seasonal resident, we need your alternate address and contact information on this form.

If you are not a seasonal Resident type or write NA here _____.

Name: _____

Alt. Address: _____

Phone Number: _____

E-mail Address: _____

If you want mail from GRS and/or Jog Estates to go to your non-Jog Estates address indicate this below.

_____ (check here). YES, I want mail from GRS and/or Jog Estates to go to the address I provided above.

LEASE/RENT APPLICATION FORM (Cont.)

PET REGISTRATION FORM

I (we) agree to abide by the pet restrictions as documented in the Jog Estates controlling documents and rules/regulations promulgated by the board of directors.

Type and Breed of Pet: _____

Color of Pet: _____

Name of Pet: _____

Type and Breed of Pet: _____

Color of Pet: _____

Name of Pet: _____

If you do not have any pets write NA here: _____

LEASE/RENT APPLICATION FORM (Cont.)

Gate Call Box Information

ONLY PROVIDE IF OWNER(S) HAVE INDICATED IN THE LEASE/RENT AGREEMENT THAT THEIR GATE CALL BOX INFORMATION MAY BE CHANGED TO YOUR INFORMATION.

Jog Estates has a call box next to the guardhouse (no guard is present). Vendors and guests can request entry by looking up the resident's name, and then having the call box dial the resident's phone. The resident can speak to the person and then press 9 to open the vehicle gate.

Last name and first initial(s) to program into the call box: _____
(at this time only 1 name per home may be entered)

Phone number for call box to call: _____
(at this time only 1 phone number per home may be entered)

YOU MUST NOTIFY GRS THAT YOU HAVE CLOSED ON THE HOME AND REQUEST THAT THE GATE CALL BOX INFORMATION BE CHANGED.

LEASE/RENT APPLICATION FORM (Cont.)

Communication Preferences

COMPLETE FOR EACH RESIDENT

I agree to permit GRS to contact me by email. _____ Yes _____ No

I agree to permit Jog Estates to contact me by email. _____ Yes _____ No

Name: _____

Address of home to be leased/rented: _____

Phone Number – Land Line: _____ Yes _____ No

Phone Number – Cell phone: _____ Yes _____ No

Email Address: _____ Yes _____ No

Complete a SEPARATE FORM For Each Resident

LEASE/RENT APPLICATION FORM (Cont.)

If this application is not legible or is not completely and accurately filled out THE APPLICATION WILL BE DENIED.

GRS Management Associates, Inc. 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 or their Agent, GRS Management Associates, Inc., may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association.

I UNDERSTAND THE REQUIREMENTS AND OBLIGATIONS AS SET FORTH IN ALL PRECEDING PAGES AND AGREE TO COMPLY WITH THE SAME.

Property Address: _____ Date: _____

Leasee/Renter: _____	_____
Signature	Print Name

Leasee/Renter: _____	_____
Signature	Print Name

Leasee/Renter: _____	_____
Signature	Print Name

Leasee/Renter: _____	_____
Signature	Print Name

Leasee/Renter: _____	_____
Signature	Print Name

AUTHORIZATION FILE DISCLOSURE

APPLICANT/TENANT CONSENT

I hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc. and it's designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction.

Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver's License Number

State

2nd Applicant's Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver's License Number

State

ADDITIONAL OCCUPANTS OVER 18, AUTHORIZATION FORM IS REQUIRED