

WOODWORTH VILLAGE HOA APPLICATION FOR RESIDENCY (LEASE ONLY)

The Governing Documents for Woodworth Village **require written approval prior** to any person residing in any Lot. All prospective owners/tenants must receive a Certificate of Approval by the Association prior to the lease taking effect. Please carefully read the following:

Any guest(s) occupying a Lot for 30 days or more must complete and submit an occupancy application to be approved by the Board of Directors.

In accordance with Article 13 (Rental Restriction) of the Declaration of Covenants, Restrictions and Easements for the Woodworth Village Association, and any applicable rules duly adopted by the Board of Directors of Woodworth Village or the Master Association, the following procedures are to be followed when leasing a home.

1. The lease must include the following language:

“The Association shall have the right to terminate the lease upon default by tenant in observing any of the provisions of the Declaration or Master Covenants, and any applicable rules duly adopted by the Board of Directors of Woodworth Village or the Master Association from time to time.”

“In the event that the homeowner (landlord) defaults with the association’s assessments, the Homeowner’s Association shall have the right to collect all rental payments due to the homeowner (landlord) and apply the same against unpaid assessments. Fines for non-compliance of rules and regulations can also be applied to tenant.”

2. Any homeowner submitting a rental application must be current with all assessments for the Village Association and the Master Association including fines imposed by the Association, prior to the lease application being approved.
3. The lease term must be for a minimum of six (6) months.
4. Subleasing is prohibited. The entire lot must be rented. Individual room rentals are prohibited.
5. The home may not be leased more than once in any six (6) month period.
6. The proposed tenants shall consist of no more than two persons per bedroom.
7. During the term of the lease, all Village and Master Association assessments will continue to be paid directly by the homeowners of record.

8. The Association requires a security deposit (\$1,000) from homeowners who lease their Lot to be used by the Association to repair any damage to the Common Properties resulting from acts or omissions of tenants. Balance will be returned to homeowners within thirty days after the Association has been advised in writing by the homeowner that all tenants have permanently vacated the Lot.

9. The homeowner shall be responsible for the property landscaping.

10. A Certificate of Approval will be forwarded to the Applicant upon approval.

11. Once the lease period expires, lease extensions must be of at least 6 months. No month to month is permitted. Lease extensions must be submitted to GRS Community Management for review.

Please read the Declaration of Covenants, Article 13 “Rental Restriction” and the Amendment (attached) in its entirety and a synopsis of the rules and regulations excerpted from the Declaration of Covenants, Restrictions and Easements for the Woodworth Village Association.

**ALL ITEMS BELOW MUST BE SUBMITTED TOGETHER IN
ORDER TO BE CONSIDERED. SUBMIT TO:**

**GRS Community Management.
3900 Woodlake Blvd., Suite 309
Lake Worth, FL 33463
561-641-8554 ◊ 561-641-9448 (Fax)**

1. Completed “Application for Residency” form.
2. A copy of the lease contract which includes the following language:

“The Association shall have the right to terminate the lease upon default by tenant in observing any of the provisions of the Declaration or Master Covenants, and any applicable rules duly adopted by the Board of Directors of Woodworth Village or the Master Association from time to time.”

“In the event that the homeowner (landlord) defaults with the association’s assessments, the Homeowner’s Association shall have the right to collect all rental payments due to the homeowner (landlord) and apply the same against unpaid assessments. Fines for non-compliance of rules and regulations can also be applied to tenant.”
3. One Hundred (**\$100.00**) application processing fee for each person 18 years of age and over (**married couple is \$100.00 total**) that will be residing within the home throughout the period of the lease. ***Cashier’s Check or Money Order to be made payable to “GRS Community Management”.***
4. There is a **\$100.00** Non-Refundable transfer fee payable to **WOODWORTH VILLAGE HOA., INC.** in the form of a **Cashier’s Check or Money Order**.
4. One Thousand Dollars (**\$1,000.00**) security/damage deposit for common areas. ***Check is to be made payable to Woodworth Village HOA. *Please be advised that all security deposit are returned to the homeowner ONLY****
5. A picture ID of each adult resident (legible copy of driver’s license or passport).
6. Pet registration form, if applicable.
7. The Homeowner’s Association can disapprove a lease agreement if:
 - ◊ The homeowner (landlord) is in default with assessments, including fines imposed by the Association.
 - ◊ An unsatisfactory background check is found regarding the tenant or guest.
 - ◊ The tenant or guest fails to observe Woodworth Village or Master Association rules of conduct.

**WOODWORTH VILLAGE HOA
APPLICATION FOR RESIDENCY (LEASE ONLY)**

c/o GRS Community Management
3900 Woodlake Blvd., Suite 309
Lake Worth, FL 33463
561-641-8554 ♦ 561-641-9448 (Fax)

Please Print

Date: _____ Property Address in Woodworth _____

OWNER INFORMATION:

Owner Name: _____ Phone # _____
Realtor: _____ Phone # _____

APPLICANT'S INFORMATION:

App#1

Name: _____
Phone: _____ SS # _____ DOB _____
Email: _____ Married/Single _____

App#2

Name: _____
Phone: _____ SS# _____ DOB _____
Email _____ Married/Single _____

App#3

Name: _____
Phone _____ SS# _____ DOB _____
Email _____ Married/Single _____

App#4

Name _____
Phone _____ SS# _____ DOB _____
Email _____ Married/Single _____

Please name all occupants and relationship to Lessee (provide age of children):

RESIDENCE HISTORY:

Present Address _____ City: _____ St _____ Zip _____

Previous Address _____ City: _____ St _____ Zip _____

If rented, Name of Landlord and Phone #: _____

VEHICLES:

<u>Make of Vehicle</u>	<u>Model</u>	<u>Lic. Plate #</u>	<u>Color</u>	<u>State</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

LICENSED DRIVERS:

Name: 1. _____ Lic. # _____ State _____

Name: 2. _____ Lic. # _____ State _____

Name: 3. _____ Lic. # _____ State _____

PETS: YES _____ NO _____ (If yes, please complete the attached pet registration form.)

WORK HISTORY: (Applicants 1. and 2.)

Employer: 1. _____ 2. _____

Phone: 1. _____ 2. _____

Address: 1. _____ 2. _____

EMERGENCY CONTACT INFO: _____

CRIMINAL BACKGROUND:

Have you {or other applicant} ever been convicted of a state or federal offense? Yes () No ()

Have you {or other applicant} ever been convicted of a felony in past 7 years? Yes () No ()

Are you {or other applicant} presently awaiting trial on any criminal offense? Yes () No ()

If Yes to any of the above, give Applicant's name, dates, name of court, and details of conviction on a separate sheet of paper.

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

APPLICANT ACKNOWLEDGEMENT

By my/our signature(s) below, I/we hereby certify:

1. That I/we have received, read, understand and agree to abide by all the Rules & Regulations and the Governing Documents of Woodworth Village HOA and Olympia Master Association.
2. That all of the information contained in this application is true and complete and that I/we understand and agree that False or Misleading information given in this application constitutes grounds for rejection of this application and revocation of my right to reside on this property.
3. I/we give my/our permission for a nationwide Law Enforcement Background investigation and credit history verification; and understand that the HOA may deny the lease based on reasonable evidence that any occupant may pose a risk to the community or be unlikely to comply with the financial requirements of the lease.
4. A unit cannot be sub-leased by either the owner or the leaseholder. That no persons other than those shown on this application will reside in the unit and I/we agree that anyone moving into the unit at a later date will be registered with the Association.

Applicant Signature: _____ Date: _____
Applicant Signature: _____ Date: _____

OFFICE USE ONLY: _____ APPROVED [] DENIED [] DATE: _____
Reason denied/comments: _____
Agent for the Board Signature: _____ DATE: _____

PET REGISTRATION FORM

Owner or Resident: _____

Property Address: _____

Type of Pet (please circle one): DOG CAT BIRD OTHER _____

Pet's Name: _____ **Pet's Age:** _____

Pet's Weight: _____ **Pet's License/Tag Number:** _____

Breed (*Be specific – give complete description, color, etc.*):

PLEASE ATTACH PHOTO HERE:

I am aware of Woodworth Village's rules, regulations and restrictions regarding pets on the property and agree to abide by them.

Owner's Signature _____ **Date:** _____

WOODWORTH VILLAGE PET RULES

Per the Declaration of Covenants, Restrictions and Easements for Olympia – Article 4.1.K(7), the Board of Directors have adopted additional rules to pets and animals to those already in place by the Declaration and the Palm Beach County Animal Care and Control Ordinance of 1998.

Pets and Animals – Only pets belonging to Owners (or those occupying lots through the authority of the Owners) will be allowed within the Village, subject to the following restrictions:

1. Commonly accepted household pets such as dogs and cats may be kept in reasonable numbers all as determined by the Master Association at its sole discretion;
2. All pets shall be registered with the Woodworth Village Association (form enclosed);
3. All animals shall be contained at the Dwelling Unit and shall not be permitted to roam free, or to otherwise disturb the peace of other Owners;
4. No pet shall be permitted outside a Dwelling Unit except on a leash or in an enclosed rear yard or electronic (invisible) fence;
5. No dog shall be permitted off the owner's property (which property is exclusive to the owner and does not include common areas) unless the dog is under the restraint or control of a person by means of a chain, leash or other device;
6. Dogs shall be on a leash or chain no longer than 6 ft. – Retractable leashes are not permitted;
7. Dogs shall have collar and leash that is compatible with dogs' weight and size;
8. The person handling/walking the dog shall be able to maintain control of the dog at all times;
9. Cats must be confined to the Owner's property;
10. No pets shall be allowed to constitute a nuisance;
11. Each Owner shall promptly remove and properly dispose of any solid waste deposited by his pet;
12. No animal breeding or sales as a business shall be permitted at the Village;
13. Goats, horses, cattle, sheep, chickens, and the like, are hereby specifically prohibited. Obnoxious animals are prohibited. The determination of what is obnoxious animal shall be determined by the Master Association at its sole discretion.

Please abide by the rules in consideration of neighbors. Offenses will NOT be tolerated and will be sent to the Compliance Committee for review and fining. Offenders shall be reported to residentservices@grsmgt.com

I agree to abide by the rules and regulations of WOODWORTH VILLAGE HOA., INC. and am subject to the Declaration of Covenants of WODWORTH VILLAGE HOA, INC. Failure to comply with terms and conditions thereof shall be a material default and breech of the lease agreement.

In the event the Owner rents their property and becomes delinquent in the payment of the Homeowners Association Assessments during the lease term, the parties acknowledge that the Association shall have the right to notify the Tenant of such delinquency, and demand that all Rent payments be paid to the Association until the delinquency is paid in full.

OWNER For and on behalf of the Board of Directors

LESSEE LESSEE

Date

APPLICATION INSTRUCTIONS:

1. Fill out application *completely* and submit it to GRS Community Management, 3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463. Please allow 10 days for review and action to be taken by WOODWORTH VILLAGE HOA., INC.
2. There is a \$100.00 Non-Refundable transfer fee payable to WOODWORTH VILLAGE HOA., INC. and a \$100 Non-Refundable application processing fee payable to GRS COMMUNITY MANAGEMENT.
3. **LEASES ONLY:** There is a \$1,000 refundable Security Deposit payable to Woodworth Village Homeowners Association, Inc. Deposit can be returned upon tenant moving out and written request being submitted by the person who submitted the deposit to us.
4. Above signed acceptance of the Rules and Regulations must be submitted along with the application, as well as a copy of the lease agreement or the purchase contract.

**Declaration of Covenants, Restrictions and Easements of Woodworth Village Assn.
Article 13 (Rental Restriction)**

13.01. Approval. Lots shall not be leased without the prior written approval of the Association. Additionally, any guests of the Owner who occupy the Lot for more than 30 consecutive days shall be required to sign an occupancy agreement with Owner, which shall be subject to the prior written approval of the Association. The Association has the right to require that a substantially uniform form of lease or occupancy agreement be used, as approved by the Board and the Association shall have the right to collect all rental payments due to the Owner and apply the same against unpaid Assessments. Any lease or occupancy agreement shall provide that the Association shall have the right to terminate the lease or occupancy agreement upon default by tenant or guest in observing any of the provisions of this Declaration, the Master Covenants, or any applicable Rules duly adopted by the Board or the Master Association from time to time. No lease shall be for a period of less than six (6) months, and the proposed tenants or guests shall consist of not more than two (2) persons per bedroom in any dwelling. Only the entire Lot may be rented. No rooms may be rented and no transient tenants may be accommodated. Subleases of lots are prohibited. Lots shall not be leased more than once in any six (6) month period. Notwithstanding the lease or other occupancy of an Owner's Lot, all liabilities of the Owner under this Declaration shall continue unabated. The Association must either approve or disapprove a lease or occupancy agreement within ten (10) days after the next Board meeting following submission of a complete and accurate request for approval, which request shall be accompanied by such information as the Board may reasonably require. The Association may disapprove a lease of a Lot or occupancy agreement upon one or more of the following grounds: 1. An Owner's delinquency in the payment of any charges due to the Association, including but not limited to, assessments, fines, late fees, interest, and collection costs at the time the approval is sought; 2. An unsatisfactory background check/investigation of the tenant/guest; 3. The tenant's/guest's failure to observe any of the provisions of this Declaration, the Master Covenants or any applicable Rules duly adopted by the Board or the Master Association. If approved, a recordable Certificate of Approval shall be executed by the Secretary or other authorized agent of the Association at the expense of the tenant/guest. If the

Association fails to give the Owner written notice of its approval or disapproval of the proposed lease or occupancy agreement within the aforesaid period, the lease or occupancy agreement shall be deemed acceptable to the Association. The provisions of this Article 13 shall not be applicable to Declarant or any Affiliate designated by Declarant. Notwithstanding anything herein or any Rule to the contrary, Declarant as well as any person approved in writing by Declarant, shall be irrevocably empowered without any limitation at all times, whether for permanent or temporary occupancy, to sell, lease, rent, or transfer Lots owned by Declarant or such Person, as the case may be, for any period and under any terms to any tenants, purchasers or transferees without the consent of any Person, including the Association, being required. Notwithstanding any provision of this Declaration to the contrary, the provisions of this Section 13,01 may not be amended without the consent of Declarant.

13.02. Deposit. At the discretion of the Association, Owners wishing to lease their Lots shall be required to place in escrow with the Association a sum in the nature of a security deposit as determined by the Association, which may be used by the Association to repair any damage to the Common Properties or other portions of the Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The Owner will be jointly and severally liable with the tenants to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claims for injury or damage to property caused by the negligence of the tenant. Any balance remaining in the escrow account, less an administrative charge as determined by the Association, shall be returned to the Owners within thirty (3) days after the Association has been advised in writing by the Owner that the tenant and all subsequent tenants have permanently vacated the Lot. The Association is hereby deemed the agent of the Owner for purposes of bringing any eviction proceedings deemed necessary by the Association because of tenant's violation of this Declaration or applicable Rules. The Association and the Owner shall both have the right to collect attorney's fees against any occupant or tenant in the event that legal proceedings must be instituted against such tenant for his eviction or for enforcement of this Declaration, with the Association having priority as to the full amount of its claim. Declarant and any of its Affiliates, as well as their tenants, are exempt from the provisions of this Section 13.02 with respect to any Lots leased by Declarant or Affiliate.



OLYMPIA

WOODWORTH VILLAGE HOMEOWNER'S ASSOCIATION, INC.
CRITERIA FOR LEASE APPLICATIONS
EFFECTIVE JULY 25, 2016

The Woodworth Village Homeowner's Association, Inc., according to the Declaration of Covenants, Conditions, and Restrictions, and as recorded in the Public Records of Palm Beach County, Florida, hereby approves the following criteria for lease applications:

- Two most recent pay stubs and all verifiable income that shows gross income three times the monthly rent
- A refundable security deposit of \$1,000 payable to Woodworth Village Homeowners Association is required
- Credit score must be a minimum of 680
- No felony convictions for the last ten (10) years. No misdemeanor convictions for the last five (5) years.
- No more than two domestic animals. No Pitbulls, Rotweilers or other breed dog that exhibit an aggressive temperament.
- No more than four (4) unrelated people may live in the home at one time
- Lease renewals must be submitted for approval 60 days in advance of expiration.
- The number of cars permitted per home is restricted by the number of spots available where a vehicle can be legally parked. There is NO PARKING on the street overnight.