



Breakers West Association • 937 Dickens Place • West Palm Beach, FL 33411
Office: 561.790.0016 • Fax: 561.790.0570 • Email: breakerswest@langmanagement.com
Website: www.breakerswesthoa.com

APPLICATION TO RENT

Homeowner's Name(s): _____ Date: _____

Homeowner's Address: _____ Phone: _____

Kindly complete and **sign** this application and attach the following information:

The following requirements must be met in order to process this application:

- Minimum of 650 credit score.
- Proof of gross monthly income of at least three times rent. Absent proof of income, six months of bank statements or two years of federal tax returns.
- No record of evictions from previous residences for the past ten (10) years.
- An Application fee of \$100.00, (check made payable to **Breakers West Association, Inc.**)
- A Nationwide Criminal, Financial and Eviction Background Check of each tenant 18 and over at a fee of \$60 per person.

****Please note there will be additional background check fees as applicable. All background and credit checks will be conducted by Breakers West Association.*** Please make check payable to:
Breakers West Association, Inc.)

- A copy of the Executed Lease Agreement. (All tenants 18 and older must co-sign lease.)
- A copy of Applicant(s) Drivers' License (include each tenant 18 and over)

FOR VEHICLE RESTRICTIONS PLEASE CHECK BREAKERS WEST DECLARATION OF COVENANTS AND RESTRICTIONS, SIXTEENTH AMENDMENT.

PLEASE ALLOW UP TO 30 DAYS FROM SUBMISSION TO BREAKERS WEST ASSOCIATION FOR APPROVAL.

RENTAL INFORMATION:

Rental Property Address: _____

Sub-Association: _____ Lot #: _____

Rental Price (per month): \$ _____ Lease Start Date: _____ Lease End Date: _____

Leasing Agent: _____ Phone: _____ Email: _____

Name of Renter(s) _____

Present Address of Renter(s): _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____

Email: _____ How long at above Address: _____

Is the rental agreement in writing or verbal? _____ Verbal _____ Written

If the rental agreement is written, attach a copy.

If the rental agreement is verbal, please describe its terms, the nature of rental payment (e.g. rent, sharing expenses, etc.) whether the agreement is for the entire house or just a room etc.

Will the Owner or Occupant be living in the home during the rental period? _____ Yes _____ No

PERSONAL INFORMATION OF RENTER(S):

Applicant (1): Name: _____ DOB: _____ SS#: _____

Name of Employer or Business (if self-employed): _____

Position or title: _____ Business phone: _____

Address: _____ City: _____ State: ____ Zip: _____

Applicant (2): Name: _____ DOB: _____ SS#: _____

Name of Employer or Business (if self-employed): _____

Position or title: _____ Business phone: _____

Address: _____ City: _____ State: ____ Zip: _____

Each tenant's information (SS# for residents 18 years of age and over only):

Name: _____ Date of Birth: _____ SS#: _____

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Name: _____ Date of Birth: _____ SS#: _____

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Name: _____ Date of Birth: _____ SS#: _____

Name: _____ Date of Birth: _____ SS#: _____

PETS:

Do you have pets? No Yes

Type of Pet & Breed: _____ Name: _____ Tame Aggressive

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THREE PERSONAL REFERENCES (Not including family):

Name: _____ Relationship: _____

Street Address: _____ Phone: _____

City: _____ State: _____ Zip: _____

Name: _____ Relationship: _____

Street Address: _____ Phone: _____

City: _____ State: _____ Zip: _____

Name: _____ Relationship: _____

Street Address: _____ Phone: _____

City: _____ State: _____ Zip: _____

The undersigned, in the event that such approval is granted by the Breakers West Association, Inc. hereby agrees to abide by all covenants and restrictions for Breakers West Association and sub-associations, including, but not limited to, that certain First Amendment to Breakers West Declaration of Covenants and Restrictions (the "Declaration"), recorded commencing at Official Records Book 4236, Page 609, of the Public Records of Palm Beach County, Florida, all amendments to said Declaration, and any additional covenants, conditions, rules and regulations as may be imposed from time to time by the Board of Directors of Breakers West Association, Inc., or by any homeowners association within Breakers West. In addition, the undersigned Lessee and Co-Lessee agree to inform each additional tenant listed on page 2 hereof the requirement to abide by all covenants, restrictions, conditions, rules and regulations as may be imposed from time to time by the Board of Directors of Breakers West Association, Inc. and to take reasonable steps to ensure that each additional tenant does comply with the aforementioned covenants, restrictions, conditions, rules and regulations. Breakers West Association, Inc. may deny an application if it appears that the intended use of the property will violate any of the covenants, restrictions, rules or regulations for Breakers West.

The signatures below authorize Breakers West Association, Inc., at the expense of the Lessees, to conduct a background inquiry in order to make a determination on this Application. The Association may deny the lease if such background checks provide reasonable evidence that any occupant may pose a risk to the community or that the lessees are unlikely to be able to comply with the financial requirements of the lease.

If an Owner is in arrears to the Association for the payment of assessments or other amounts due the Association: (1) any pending lease of the Owner's Dwelling may be denied by the Association; and (2) upon notice by the Association to any tenant in such Dwelling, all rents shall be paid to the Association until such arrears are brought current. Every lease shall include a provision specifying the Association's rights to receive such rents from the tenant.

SIGNATURES:

Lessee's Signature Date Print Name

Co-lessee's Signature (if applicable) Date Print Name

Co-lessee's Signature (if applicable) Date Print Name

Co-lessee's Signature (if applicable) Date Print Name

Owner's Signature Date Print Name