

**YOU ARE ONE
STEP CLOSER TO
YOUR DREAM HOME**



REALTORS ONLY - Ventura at Turtle Creek Condominiums

- BEFORE YOU BEGIN -

Step 1

(Before you begin, note that a valid major credit card is required for your applicant)



1) Visit: www.tenantev.com



2) Enter Code: **REALTORS ONLY** Call 321-549-0951



3) Ready: Now your Buyer or Tenant can begin!

Step 2



4) **Sign:** After step 1 you will receive an email with the link to access your online application. Once you have completed and signed all the forms, your co-applicant (if applicable), will receive an email to complete their signatures.



5) **Upload:** After step 1 we will be sending you, and your co-applicant (if applicable) an email with the link to upload the required documents to complete your application.

Customer Support: 1-855-383-6268

Identity Theft:

You can be charged with identity theft if you enter another person's name or social security number, or any other information other than your own on an application. Conviction for identity theft carries with it some potentially hefty penalties. In fact, the Identity Theft Penalty Enhancement Act signed into legislation in 2004 established identity theft as a federal crime. The law sets the penalty for identity theft at up to 15 years in prison and paying as much as \$250,000 in fines.

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Ventura at Turtle Creek Condominium Association, Inc. Professionally managed by: Leland Management

— BEFORE YOU BEGIN —

We ask that you have the following items readily available to expedite the application process.

Allow 15-20 minutes for the completion of this application.



Be sure to obtain valid email addresses for all references including: landlord, employer, and personal references if applicable. They will have 48 hours to reply.



License/Tag number for dogs if applicable



Valid major credit card or debit card



Visit:
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Call Manager
321-549-0951

Enter the following code when prompted:



Upon entering the code, you are ready to begin your online application!

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www.tenantevaluation.com

LEASE ADDENDUM
(Required for all Tenants of Ventura at Turtle Creek COA, Inc)

This Lease Addendum is entered into by _____
_____ (hereinafter "Landlord"), _____
_____ (hereinafter "Tenant") and _____
_____ (hereinafter "Association"), on _____ (date),
and is incorporated into that certain Lease Agreement dated _____ ,
between Landlord and Tenant.

Tenant hereby acknowledges receipt of the Association's Covenants and Restrictions, Bylaws, and Rules and Regulations, and specifically agrees to abide by same at all times. Tenant and Landlord agree that the Association is hereby named as a party to the subject Lease Agreement with the following rights:

- 1.) The Association shall have the appropriate standing and the right to evict Tenant for any material violation of the Covenants and Restriction or Rules and Regulations subject to the statutory provisions of the Florida Residential Landlord and Tenant Act, FL ST § 83.40, et seq. (2009);
- 2.) Should the Landlord be in arrears with regard to its individual assessment account, the Association may make demand in writing to Landlord and Tenant via U.S. Certified Mail (RRR), that rent payments be made by Tenant directly to the Association until the individual assessment account is made current. Landlord waives any objection to the foregoing assessment payment mechanism. Should Tenant refuse to render rent payments directly to the Association, notwithstanding Landlord's delinquency, the Association shall have standing to proceed with an eviction action pursuant to FL ST § 83.56, et seq. (2009); and
- 3.) Landlord hereby agrees to hold Tenant harmless for any actions Tenant makes in compliance with this Lease Addendum and which are necessitated by Landlord's delinquent Association assessment account.

The Lease Agreement is hereby approved and ratified in total by the undersigned Parties.

1 _____

Landlord Signature

Printed Name

2 _____

Tenant Signature

Printed Name