

SALE / RENTAL APPLICATION INSTRUCTIONS

Approval of Rental or Sale is contingent on receipt of all required documents. If documents are not complete, they will be returned and Buyer/Lessee will not be approved until such documents are completed correctly.

Application must be received twenty (20) Business days prior to occupancy date. There is a \$100 Expedite Fee if needed. The expedited check should be made payable to WILLOW WOOD MID-RISE CONDO III ASSOCIATION.

Applications are completed Online through Tenant Evaluation. Instructions attached. Please note that you must indicate whether you are a Buyer or Lessee.

ALL APPLICATIONS:

1. Completed and signed application in entirety.
2. \$100.00 Application Fee – per person; \$100.00 for married couples (*marriage certificate required*). This is paid Online through Tenant Evaluation.
3. Documents needed to upload to Tenant Evaluation:
 - Two (2) letters of reference showing an address and telephone number where the writer may be reached.
 - Copy of the Sales or Lease contract.
 - Copy of current Driver's License or some other form of picture identification.
4. Please note that all maintenance assessments must be current up to the time of rental or purchase. If early approval is desired, pre-payment of assessments is necessary.
5. Please keep the copy of the Rules & Regulations for your reference. You will sign the Rules and Regulations Agreement on Tenant Evaluation.

RENTAL / LEASE APPLICATIONS:

1. All of the above.
2. A refundable security deposit of \$1,000 is required to be submitted from the unit owner only before Willow Wood Mid-Rise III will issue a Certificate of Approval for Rental/Lease applications. The security deposit should be made payable to Willow Wood Mid-Rise Condominium III Association. The Association will have the right to deduct from the security deposit any cost for repairs to common areas found to be caused by the Lessee.
3. The attached TENANT EVALUATION application must be completed and signed by **all** names on the Lease acknowledging that the Association **may** be doing a credit check and **will be doing** a criminal records search. If the Application is not completed, the Lease will **not** be approved.

Property Application for Willow Wood Midrise Condominium III Associatio

Property Name

How to Apply ?

1

You can go to
[Tenantev.com](https://tenantev.com) or scan
this QR Code.



then

2

Create a new account
and use the following
application code to begin.

11011

Property Application Code

Please read before applying

You must create a Tenant Evaluation account to apply, or you can sign in to your existing account.

The community you are applying to could request information such as
Credit report (Social Security number necessary), Criminal background check, Eviction report,
Proof on income, Personal and work verifications.

Important!

Application Fee: There is a cost associated with the application. You won't be charged until
your digital application form is submitted at the beginning of the process.

This application is linked to the email address you will use to create your new account. If you
have questions regarding the application requirements, please contact the association directly.

**Tenant Evaluation does not determine your approval. The community association
screening committee makes the final decision after reviewing your application.**

Application process
may take up to 45 *minutes*
tenantev.com

Do you need help?



Email us at
support@tenantevaluation.com



Call us at
305.692.7900

WELCOME TO WILLOW WOOD MID-RISE CONDOMINIUM III ASSOCIATION

In order to make your stay pleasant and comfortable, we wish to advise you of the Willow Woods Association's Rules and Regulations:

Please note the following:

1. Use of the Common Elements. The Common Elements of the Condominium are for the exclusive use of the Association members and their immediate families, lessees, resident house guests and guests accompanied by a member, and no other person shall be permitted to use the Common Elements of the Condominium unless accompanied by an Association member or a member of his immediate family, without the prior-written consent of the Association.
2. Noise. All noise, including, without limitation, talking, singing, television, radio, record player, tape recorder or musical instrument, shall be kept at such volume level that said noise is not audible outside of the boundaries of the Unit in which it originates.
3. Children. Children shall not play on or about the Common Elements of the Condominium in an unruly or in an exceptionally noisy manner.
4. Pets. No animals except house cat, with Board approval. (Buyers Only)
5. Obstructions. There shall be no obstruction or cluttering of the Condominium property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrance ways, stairways, patios, courts or vestibules, or other Common Elements or areas.
6. Destruction of Property. There shall be no marking, marring, damaging, destroying or defacing of any part of the Condominium property. Members shall be held responsible for, and shall bear any expense of, such damage caused by said member, his family, guests, lessees and/or invitees.
7. Hurricane Shutters. Upon issuance of hurricane warning, standard hurricane shutters or panels, as approved by the Board of Directors, may be used; provided that, such shutters shall be removed forthwith when hurricane conditions have abated.
8. Floor Coverings. Floor covering shall be carpeting. Tile or wood flooring is allowed with proper soundproofing, and with application and approval of the Board of Directors.
9. Balconies, Windows, Terraces and Doors. Nothing shall be dropped, thrown, swept or otherwise expelled from any window, door, balcony, or terrace. No plants, pots, receptacles, other decorative articles or any other loose or movable objects, including drying clothes, shall be kept, placed, hung or maintained on any ledge, balcony or terrace. All loose or movable objects shall be removed from balconies or terraces upon notice of an approaching hurricane or other inclement weather characterized by conditions of high wind. Nothing should be left outside of the unit to dry.
10. Damage to Common Elements. Members shall be responsible for, and shall bear any expense of, any damage to the Common Elements caused by moving to or removing from their Unit household furnishing or other objects, or caused by any other deliveries to or from Units by their invitees.

11. Refuse. All refuse, waste, cans, newspapers, magazines, and garbage shall be deposited in the covered sanitary containers provided therefore.

12. Swimming Pool.

- a. Swimming is permitted only from 8:00 a.m. to 10:00 p.m.
- b. Children under twelve (12) years of age must be accompanied by a responsible adult swimmer.
- c. All persons must shower thoroughly before entering the pool.
- d. All persons using the swimming pool do so at their own risk.
- e. All persons with long hair must wear a bathing cap while in the pool.
- f. No floats, balls, toys or other objects, except swimming aids attached to the swimmer, are permitted in or around the pool.
- g. No pets shall be permitted in the swimming pool or the pool area.
- h. No running shall be permitted in the pool area, or ball playing allows.
- i. No food or beverages in glass containers or glass objects shall be permitted in the pool area.
- j. Persons using suntan oil, lotions or any other similar substance shall not use poolside furniture unless such furniture is completely covered by a towel or other protective material.
- k. During the winter season as determined by the Board of Directors, the pool shall be heated to a comfortable temperature within the discretion of the Board of Directors.

Except in the event of an emergency, no vehicle maintenance or repairs shall be performed on the Condominium property. No vehicles shall be washed, polished and/or waxed on the Condominium property.

We take pride in our Community. The amenities provided for your pleasure are paid for by all of the owners, and we ask all Lessees to respect the grounds and amenities, and everyone's right to quiet enjoyment.

Thank You,

The Board of Directors