



A V A N T A G E
PROPERTY MANAGEMENT

1000 5 Street, Suite: 1316
Miami Beach, FL 33139
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SCREENING APPLICATION FOR PURCHASE OR RENTAL
(Instructions for completing the enclosed application)

Fill out the enclosed application completely and clearly. **Any application submitted that is not complete and clear will not be processed.** All leasing applications are only valid for a one (1) year term or twelve (12) months, after this time period applicants must reapply to management to verify status and renewal of lease.

All application fees are nonrefundable, \$150.00 for local applicants with a social security number, \$250.00 for international applicants with no social security number, *payable to Avantage Property Management*. If you are a minor (under 18 years of age) there is no charge. Only the following forms of payments are accepted:

- Cash**
- Money Order Cashier's**
- Check**

Application process takes 5 to 7 business days for local applicants and 5 to 10 business days for international applicants. If you would like to rush your application, please include an additional \$100.00 with your application fee, per applicant. The turnaround time for a rushed application is 24 - 48 business hours. The application fee is applicable to each person applying over the age of (18) eighteen.

Please include two forms of government ID with a picture (passport, driver's license, green card, etc.) COPY MUST BE CLEAR.

You will be contacted to conduct an interview over the phone. A fully executed lease or sales contract must be provided. Rules & Regulations must be read & understood. Please also submit ALL required documentation listed on page 5 of this application.

Please note all applications must be sent via email to (info@avantagepm.com). All files submitted **MUST** be in PDF. **Again, all paperwork submitted MUST BE CLEAR.** Any falsehood or material misrepresentation on the application constitutes grounds for rejection, denial and/or nullifying lease or sales contracts. All comes out, be truthful & provide a letter if you do have any background issues.

Building Name: _____ **Unit Number:** _____

Address: _____

Lease [] **Purchase** [] **Move In Date/Closing Date:** _____

Agent Contact Information (Name, Phone Number & Email):



A V A N T A G E
PROPERTY MANAGEMENT

Animal Registration

All animal(s) living within the unit must be registered with management. The animal registration fee is \$75.00 per animal, including service animals. If you do obtain an animal after moving into the unit, the animal registration will still apply. If management is made aware of animal(s) living within the unit that has not been registered, it will be grounds for eviction.

Breed: _____

Name of Animal: _____

Coat Color: _____

Proximate Age: _____

Weight of Animal: _____

How long have you had the animal?: _____

Please ensure to provide the following items:

- Picture of Animal
- Up to date Vaccines
- If Animal is a service animal, please provide all documentation supporting such

Briefly explain, when you are not home where will the pet be?

Emergency contact person:

Name: _____

Phone Number: _____

Email: _____

The Association is not responsible for any pet loss due to any reason. It is the caretaker who is responsible for their mascot. ALL animals must be leashed in a common area at all times. You understand and are responsible fully if your pet bites, attacks, etc. another human being in the building. Furthermore, you are responsible at ALL times to pick up after your pet if there is an accident. Pets are to do their duties on the exterior of the premises not on Association grounds. If not it will be evidence for eviction.

Name: _____ Date: _____

Signature: _____



A V A N T A G E
PROPERTY MANAGEMENT

Affidavit of Rules & Regulations

This is an Affidavit dated this _____ day of _____ 20 __, giving acknowledgment that I (we) _____ have received, read understand and agree to abide by the _____ (association name) Associations Condominium Governing Documents. If not adhered to and proof is noted, it will be immediate grounds for eviction or enforcement of sale of the unit.

Signature of Unit Owner

Date

Signature of Tenant and/or Buyer

Date



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PROPERTY MANAGEMENT

Immediate Family & Guest Affidavit

This is an Affidavit dated this _____ day of _____ 20____, giving acknowledgment the following name(s) are the only family/guests members who will visit the unit. We understand the unit cannot be subleased, rented, etc. without Association authorization:

Name:

Date of Birth:

Relationship:

Signature of Unit Owner

Date

Signature of Tenant and/or Buyer

Date



A V A N T A G E
PROPERTY MANAGEMENT

Rental/Purchase Application check off list:

- Two copies of government photo ID (per applicant) (cannot be the same ID)
- Proper application payment (per applicant)
- Two personal reference letters (per applicant)
- One employment letter (per applicant)
- One bank reference letter (per applicant)
- Fully Executed lease or sales contract (all names must be listed on the lease or sales contract)
- All COMPLETED application forms

All information will be verified. Print legibly. Missing information or left bank, the application will not be processed & payment is nonrefundable.

APPLICANT

First Name: _____ Middle: _____

Last Name: _____ Social Security Number: _____

Date of birth: ____/____/____ Telephone Number: _____

Email: _____ Secondary Phone Number: _____

CURRENT RESIDENCE

Address: _____

How long: _____ Own [] Rent [] Landlord Name: _____

Email : _____ Phone number: _____

EMPLOYMENT HISTORY

Applicant Employer Name: _____ How long: _____

Address: _____

Occupation: _____ Supervisor Name: _____

Telephone: _____ Email: _____



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PROPERTY MANAGEMENT

BANKING

Bank Name: _____

Address: _____

PETS (If applicable)

Do you have any pets: YES [] NO []

*****If so please fill out the pet affidavit form.

PERSONAL HISTORY

Have you or the co applicant ever filed for bankruptcy? YES [] NO [] If so Who?
_____ Briefly, why? _____

Have you or the co applicant ever been evicted? YES [] NO [] If so Who?
_____ Briefly, why? _____

Have you or the co applicant ever been arrested, convicted or legally prosecuted in any way? YES []
NO [] If so Who? _____ Please provide a detailed letter.

Do you go by another name? YES [] NO [] If yes, please provide the full name:

Has your name ever been changed? YES [] NO [] If yes, please provide the full name:

PERSONAL REFERENCES

1)
Name: _____ Phone Number: _____

Relationship: _____

2)
Name: _____ Phone Number: _____

Relationship: _____



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PROPERTY MANAGEMENT

IN CASE OF EMERGENCY

Name: _____ Phone Number: _____

Email: _____ Relationship: _____

Name: _____ Phone Number: _____

Email: _____ Relationship: _____

VEHICLE INFORMATION (If Applicable)

Vehicle #1 Make: _____ Model: _____ Color: _____

Year: _____ License Plate: _____ State: _____

Insured By: _____ Insurance ID #: _____

Insurance contact number: _____

COAPPLICANT

First Name: _____ Middle: _____

Last Name: _____ Social Security Number: _____

Date of birth: ____/____/____ Telephone Number: _____

Email: _____ Secondary Phone Number: _____

CURRENT RESIDENCE

Address: _____

How long: _____ Own [] Rent [] Landlord Name: _____

Email : _____ Phone number: _____



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EMPLOYMENT HISTORY

Applicant Employer Name: _____ How long: _____

Address: _____

Occupation: _____ Supervisor Name: _____

Telephone: _____ Email: _____

BANKING

Bank Name: _____

Address: _____

PETS (If applicable)

Do you have any pets: YES [] NO []

*****If so please fill out the pet affidavit form.

PERSONAL HISTORY

Have you or the co applicant ever filed for bankruptcy? YES [] NO [] If so Who?
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Have you or the co applicant ever been arrested, convicted or legally prosecuted in any way? YES []
NO [] If so Who? _____ Please provide a detailed letter.

Do you go by another name? YES [] NO [] If yes, please provide the full name:

Has your name ever been changed? YES [] NO [] If yes, please provide the full name:



A V A N T A G E
PROPERTY MANAGEMENT

**PERSONAL
REFERENCES**

1) Name: _____ Phone Number: _____

Relationship: _____

2) Name: _____ Phone Number: _____

Relationship: _____

IN CASE OF EMERGENCY

Name: _____ Phone Number: _____

Email: _____ Relationship: _____

Name: _____ Phone Number: _____

Email: _____ Relationship: _____

VEHICLE INFORMATION (If Applicable)

Vehicle Make: _____ Model: _____ Color: _____

Year: _____ License Plate: _____ State: _____

Insured By: _____ Insurance ID #: _____

Insurance contact number: _____

SIGNATURES

Applicant: _____ Date: _____

Co Applicant: _____ Date: _____

Owner: _____ Date: _____



A V A N T A G E
PROPERTY MANAGEMENT

AUTHORIZATION FORM

You are hereby authorized to release/receive any & all information requested with regards to verification of my credit history, residential history, criminal record history, employment verification, bank verification and character references to Avantage Property Management and its selected Board of Directors of the chosen condominium or owner. This information is to be used for my/our background check for my/our Application for accepted occupancy.

I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to Avantage Property Management and its selected Board of Directors of the chosen condominium or owner for their exclusive use only.

Please notify your current landlord, employer, & character references that we will be contacting them to obtain a reference pursuant to your application.

I/We further state the Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person that the signature(s) below are my/our own proper signature.

I/We certify under penalty of perjury that the foregoing is true & correct.

If you or the co applicant have falsified, deliberately misled or omitted to mention any information on your application, you may not be approved for a purchase, lease or any sort of occupancy.

_____ Date: _____
(Applicant Signature) (Applicant's Printed Name)

_____ Date: _____
(CoApplicant Signature) (CoApplicant's Printed Name)



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MANAGEMENT, OWNER, VENDOR AND ASSOCIATION AUTHORIZATION TO ENTER

I, _____, current resident of record of unit _____
located at _____ and name of Condominium known as
_____ authorize Management, Landlord, Board of
Directors and any necessary vendor/s to enter my unit with the intention to mend any emergency item
that has taken place or in the event there is a noted item of emergency that is to prevent a loss to the
premises. I understand that I will be notified through my emergency contact number as well as by email
in such an event.

(Applicant Signature) _____
(Applicant Printed Name) Date: _____

(Co-Applicant Signature) _____
(Co-Applicant Printed Name) Date: _____



A V A N T A G E
PROPERTY MANAGEMENT

RENT INTERCEPTION

The Condominium Act was amended effective July 1, 2010 to allow an Association to demand that a tenant in possession must pay any future monetary obligation related to the unit, i.e. rent, directly to the Association.

Fla. Stat. § 718.116(11)

(11)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owner related to the unit have been paid in full to the association. The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. Pursuant to section 718.116(11), Florida Statutes, the association demands that you pay your rent directly to the condominium association and continue doing so until the association notifies you otherwise.

This is commonly known as “rent interception,” and if the tenant fails to comply, the tenant may be subject to eviction. The statute allows the association to demand the “tenant pay to the association the subsequent rental payments and continue to make such payment until all monetary obligations of the unit owner related to the unit have been paid in full to the association.” The rent interception statute provides the association a tool to preclude an owner, who is often in foreclosure, from pocketing the rent obligation while shortening the owner’s obligation to the association.

As an owner you understand 10% of the rental interception amount is collected as a processing fee for efforts made. Also, you understand that a \$50.00 fee for each notice posted/mailed is also charged to you.

You understand the law that has been stated above and will adhere to such recourse if needed.

Applicant Signature: _____ **Date:** _____

Print Name: _____

Co Applicant Signature: _____ **Date:** _____

Print Name: _____

Owner Signature: _____ **Date:** _____

Print Name: _____