

**JMD PROPERTIES, INC.**

904 S E 5<sup>th</sup> AVENUE

DELRAY BEACH FLORIDA 33483

Office 561 265 3272

Fax 561 265 3660

**Lease Application Package**  
**Meridian Delray Condominium**

**MERIDIAN DELRAY ADDRESS:** \_\_\_\_\_

**New Resident Checklist**

- Completed Lease Application
- Addendum to Lease
- Executed copy of Lease
- Copy of Driver's License(s)
- Copy of Vehicle Registration(s)
- Application fee of \$100 per resident/applicant (unless married) over the age of 18. Payment must be either a **money order** or **check** and made **payable to JMD PROPERTIES, INC.**
- Non-refundable Dog Fee \$500 for one (1) dog or \$750 for two (2) dogs, *if applicable*. Payment must be either a **money order** or **check** and made **payable to Meridian Delray Condominium.**

\* \* \* Upon APPROVAL of this application, a *refundable* \$500 security deposit,

made payable to **Meridian Delray Condominium,**

will be required for all MOVE-INS \* \* \*

**The approval process may take up to 30 days**

The Board reserves the right to interview

all applicants prior to granting an approval certificate.

**Package must be submitted to:**

**JMD PROPERTIES, INC.**

**904 SE 5<sup>TH</sup> AVENUE**

**DELRAY BEACH, FLORIDA 33483**

**HOURS: 8:30AM TO 5:00 PM**

**MONDAY - FRIDAY**

# Application

## APPLICANT 1

Applicant's Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Social Sec. No: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Email \_\_\_\_\_

Drivers License No: \_\_\_\_\_ State of Lic. \_\_\_\_\_

Place of Employment: \_\_\_\_\_ Position: \_\_\_\_\_

Current Monthly Salary \$ \_\_\_\_\_

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## APPLICANT 2

Applicant's Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Social Sec. No: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Email \_\_\_\_\_

Drivers License No: \_\_\_\_\_ State of Lic. \_\_\_\_\_

Place of Employment: \_\_\_\_\_ Position: \_\_\_\_\_

Current Monthly Salary \$ \_\_\_\_\_

Please list all residents who will occupy the property.

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
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## **VEHICLES**

Make/Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ Tag: \_\_\_\_\_

Make/Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ Tag: \_\_\_\_\_

One assigned parking space in garage per unit; only two registered cars per unit, if more than one occupant. Copy of vehicle registration must be included with this application. No vans, Pick Up Trucks over ¾ ton capacity, commercial vehicles, or motorcycles. Park these types of vehicles off property.

**\*\*\*All approved vehicles must properly fit in assigned garage parking spot\*\*\***

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By signing, the applicant recognizes and authorizes the Association and JMD Properties, Inc., as agent for the Association, to obtain a consumer report and other information deemed necessary by the Association, for the purpose of the Association evaluating the applicant. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. Applicant expressly releases JMD Properties, Inc. and any procurer or furnisher of information, from liability whatsoever in the use, procurement, or furnishing of such information, and understands that applicant's information shall remain confidential except through a court order or subpoena as provided under Florida law.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Addendum to Lease**

1. The lessee agrees not to use the demised premises, or keep anything in the unit which will interfere with the rights of other residents or the Association by unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in his unit or in Common Elements or this Limited Common Elements.
2. The Lessee covenants to abide by the Rules and Regulations of the Association, and the terms and provisions of the Declaration of Covenants & Restrictions, and the By-Laws of the Homeowners Association, and agrees to be bound by the rules and guidelines of the Association and any other rules which may become operative from time to time during said leasehold.
3. The parties hereto specifically acknowledge and agree that the association is hereby empowered to act as agent of the Owner/Lessor with full power and authority to take such actions as may be required to compel compliance by the Lessee and/or Lessee's family or guests, with the provisions of the Declaration and the Rules and Regulations of the Association.
4. The approval of the proposed Lease Agreement issued by the Association is to be expressly conditioned upon the Lessee's observance of the provisions contained in this Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The Owner/Lessor acknowledges that he remains responsible for any costs incurred by the Association, including attorneys' fees in remedying violation of this Addendum and/or violations of the Association documents.
5. **During the term of any lease, if the Owner/Lessor becomes delinquent in the payment of any regular or special assessments due for his/her property, the Association shall notify the Lessee and the Lessee shall make the rental payments payable to the Association to cover unpaid maintenance fees, and said payments shall be delivered to the management company.**

OWNER(S)

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

LESSEE(S)

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

**MERIDIAN DELRAY**

**RULES AND REGULATIONS FOR PETS**

Common household pets, such as dogs and cats (*no pit bulls, rottweilers, presa canarios, wolf hybrids, Doberman pinschers, mastiffs or other breeds of pets considered to be dangerous by the Board shall be permitted*), may be kept by residents as long as the following conditions are observed:

- A. All pets must be hand-carried or leashed in all covered common area. In all other areas, they must be leashed.
- B. The exercising of pets is limited to the areas established from time to time by the Board.
- C. Under no circumstances are pets permitted on the pool or deck areas.
- D. Residents shall clean up any accident their pets might have on the premises and waste must be properly disposed of in the animal waste disposal containers provided in exercise areas. Do not put animal waste in the trash cans by the doors to the condos.
- E. Pet cannot weigh more than 70 pounds at maturity OR a combination of two pets cannot weigh more than 70 pounds at maturity for the both of them.
- F. Non-refundable dog fee \$500 for one (1) dog or \$750 for two (2) dogs

Under the Condominium Documents, an Owner, by his purchase of an Apartment, agrees to indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal on the Condominium Property.

If a dog or any other animal becomes obnoxious to other residents by barking or otherwise, the resident thereof must cause the problem to be corrected and, if the problem is not corrected, the resident, upon written notice by the Association, will be required to permanently remove such animal from the Condominium Property.

**Description of Pet** (one pet only per form; please print unless otherwise instructed)

Name of Pet: \_\_\_\_\_

Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_

Name of Owner: \_\_\_\_\_

Signature: \_\_\_\_\_

Apartment Number: \_\_\_\_\_

Attach a photograph of your Pet

Attach the Veterinarian's Certificate (stating current weight of pet and expected weight of pet at maturity).

Received \$500 / \$750 Non-Refundable Dog / Dogs Fee: Check # \_\_\_\_\_ Money Order # \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

**PICTURE OF PET(S) MUST ACCOMPANY THIS APPLICATION.**

**MERIDIAN DELRAY CONDOMINIUM ASSOCIATION, INC.**

c/o JMD PROPERTIES, INC.

904 SE 5<sup>TH</sup> AVENUE

DELRAY BEACH, FL 33483

Email Address: Mary@jmdproperties.com

**MOVE-IN/MOVE-OUT REQUEST FORM**

**Moves are only allowed Monday through Friday from 9:00 AM until 5:00 PM.**

You (or your tenants) will need to make an appointment with JMD Properties, Inc (Maya Dagher at 561 265 3272) at least three days in advance of your move date and give or mail a \$500 *refundable* Security Deposit (check or money order, payable to Meridian Delray). We will arrange to have elevator pads installed for the day of your move.

Name: \_\_\_\_\_

Meridian Address: \_\_\_\_\_ Unit #: \_\_\_\_\_

Phone Numbers: Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Requested Date of Move-In/Move-Out: \_\_\_\_\_

Management's Use Only:

Received \$500 Security Deposit: Check # \_\_\_\_\_ Money Order # \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

The Security Deposit will be *refunded* after you move out with written notice, as long as there have been no violations of the Rules & Regulations or Condominium Documents during the term of your stay (if violations occur, potential fining may be deducted from this deposit). If any damage is caused to the building or contents, the Maintenance Supervisor will make it known to the movers, the owners (or tenants) and to JMD. If the damage can be repaired with the \$500 deposit, we will return the balance (if any) to you once repairs have been made. If the damage is greater than the \$500 deposit, you will be billed for the balance. If there is no damage, and there have been no fineable violations, you will receive a full refund of \$500.