



APPLICATION FOR LEASE for UNIT# _____

DOCUMENTS MAY NOT BE FAXED ALL DOCUMENTS MUST BE COMPLETED, MANAGEMENT WILL NOT ACCEPT AND WILL NOT BE RESPONSIBLE TO PROCESS AN INCOMPLETE APPLICATION/APPROVAL MAY TAKE UP TO 15 DAYS.

Tenant Responsibilities:

- Driver license or picture ID of prospective Tenant (s)
- Application fee \$100.00 per person; (money order or cashier check) (Married couple \$100 for both with copy of marriage certificate)
- Copy of a Legible Lease Contract Agreement
- Rental Application for occupancy
- Resident Information Form
- Emergency Contact
- Emergency Assistance Survey
- Package Receipt Authorization
- Access Authorization Form
- Vehicle Registration Form
- Pet Registration Form
- Rules and Regulations
- Addendum To Lease Agreement signed by tenant(s)
- Move- In Request Form
- \$200 Move In fee (Non-Refundable)
- \$500 Elevator Deposit (Refundable)

Homeowner Responsibilities:

- Common area security deposit of (1) one month's rent
This deposit must be provided to La Perla by the owner and will be refunded to the owner only
- Addendum To Lease Agreement signed by owner(s)
- Home Owners insurance (H06 Policy)

Additional Cost Upon Arrival

- Vehicle Bar Codes \$10.00 each
- Building ID's \$20.00 per person

Please be advised that leasing of the units shall be subject to the prior written approval of the association. Prior to move in every lease of a unit shall require a deposit from the owner in an amount of one month's rental to be held in an escrow account maintained by the Association. This security deposit is against damage to the common areas refundable 15 days upon inspection of common element after termination of lease, **if no damage to the common elements.**

A tenant may NOT, under any circumstances, sublet the unit (or any portion thereof) to any other person or permit occupancy by any other person. Failure to include other people on this application will be a direct violation and could include fines to the home owner and resident denied access to the amenities.

THERE ARE STRICT OCCUPANCY RESTRICTIONS AT LA PERLA CONDOMINIUM. ONLY 2 PERSONS PER ROOM AND 1 PER DEN PERMITTED IN UNITS.

- **1 BEDROOM = 2 PEOPLE MAX (INCLUDING CHILDREN OF ALL AGES)**
- **2 BEDROOM = 4 PEOPLE MAX (INCLUDING CHILDREN OF ALL AGES)**
- **2 BEDROOM AND A DEN = 5 PEOPLE MAX (INCLUDING CHILDREN OF ALL AGES)**
- **PH = 7 PEOPLE MAX (INCLUDING CHILDREN OF ALL AGES)**

La Perla Condominium Association
16699 Collins Ave Sunny Isles, FL 33160
●Management Office 786-364-4900●
●Fax 786-364-4901●

RESIDENT INFORMATION

Tenant Name: _____

Home Phone #: _____ Cell Phone: _____

Work #: _____ E-Mail: _____

Mailing Address: _____ Apt #: _____

City: _____ State: _____ Zip: _____

Spouse name: _____

Home Phone #: _____ Cell Phone: _____

Work #: _____ E-Mail: _____

Please list other individuals living in the unit:

1. Name: _____

Relationship: _____ Phone: _____

2. Name: _____

Relationship: _____ Phone: _____

3. Name: _____

Relationship: _____ Phone: _____

4. Name: _____

Relationship: _____ Phone: _____



EMERGENCY CONTACT

Unit #: _____

Resident's Name(s): _____

Resident's Telephone #(s): _____

In the event of an emergency, Management will attempt to contact the resident(s) noted above. However, if Management is unable to reach the resident(s), Management will make an effort to contact the following individual(s):

Emergency Contact Name _____

Telephone #(s): _____

Emergency Contact Name _____

Telephone #(s): _____

RESIDENT'S SIGNATURE: _____ DATE: _____

RESIDENT'S SIGNATURE: _____ DATE: _____



EMERGENCY ASSISTANCE SURVEY

Please help us update our emergency assistance records by completing the questions below. The emergency assistance record is a compilation of all residents requiring special assistance and including resident information on special need for assistance. Please communicate the arrangements made for care, and specifics of these arrangements below. This information might be helpful for fire or EMT personnel, should they request it while on property for an emergency call.

Do you have a disability that would prevent you from exiting the building unassisted should the elevators not be available?

Would you be able to walk down the fire exit stairwell if the elevators were not available?

YES NO

Are you wheelchair bound?

YES NO

If yes, please describe the nature of this disability: _____

IN CASE OF EMERGENCY, LIST THE FOLLOWING CONTACTS:

Name: _____ Telephone: _____
Relative Contact Information

Name: _____ Telephone: _____
Physician Contact Information

What special arrangements have you made to receive assistance in case of an emergency?



PACKAGE RECEIPT AUTHORIZATION

THE UNDERSIGNED, tenant(s) of Unit # _____ **La Perla Ocean Residences** hereby authorize(s) the Condominium Association's front desk personnel to accept, receive and sign for any parcels or mail addressed to the Unit, without imposing any liability thereon for the condition or substance of any such parcels so received.

Understanding that this authorization is solely for the benefit of the undersigned, I/we hereby release the Condominium Association, its employees, agents and assigns, from any liability arising from this authorization, including, without limitation, liability arising from its employees, agents and assigns, in such regard.

Please be aware that La Perla Ocean residences will hold packages for 15 days only after 15 days packages will be return to sender.

Executed on _____ day of _____, 201____.

By: _____
Print Name

Signature

By: _____
Print Name

Signature

ACCESS AUTHORIZATION

It is standard procedure for the front desk to contact residents prior to granting their visitor(s) access into the premises, except if the visitor has been previously authorized (in writing) by the resident. Otherwise, if the front desk is unable to obtain verbal authorization from the resident, the visitor will be turned away.

Therefore, if an owner/tenant wishes to authorize access to their unit during an absence from the property, this form must be used to designate such authorization. Access will be permitted to all parties listed below.

It is the sole responsibility of the owner/tenant to make all arrangements for their guest(s) to have access to their unit; the resident must provide unit keys for the authorized party. **Management will not be responsible to provide the below named visitor keys under any circumstances.**

Further, I agree that I am fully responsible for my permanent guests' actions while at LA PERLA OCEAN RESIDENCES and have explained to my guests' that they must abide by all governing documents including Declaration of Condominium, Articles of Incorporation, By-Laws, and Rules and Regulation

Name _____ **Unit #** _____

Hereby authorize permanent access for the following person(s):

| CALL UNIT BEFORE GRANTING ACCESS | DO NOT CALL UNIT | NAME | REASON FOR AUTHORIZATION OR RELATIONSHIP TO OWNER/ RENTER |
|----------------------------------|--------------------------|------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | |

RESIDENT'S SIGNATURE: _____ DATE: _____

RESIDENT'S SIGNATURE: _____ DATE: _____



Note: Please be advised the building cannot park a vehicle that exceeds the height of 6'8". This includes all large SUVs including the Hummer cannot be parked in the parking garage.

VEHICLE REGISTRATION FORM

VEHICLE #1

MAKE: _____ MODEL: _____

COLOR: _____ YEAR: _____

PLATE#: _____ STATE: _____

BARCODE# _____

VEHICLE #2

MAKE: _____ MODEL: _____

COLOR: _____ YEAR: _____

PLATE#: _____ STATE: _____

BARCODE# _____

RESIDENT'S SIGNATURE: _____ DATE: _____

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PET REGISTRATION FORM

EFFECTIVE JUNE 1ST, 2017; A NON REFUNDABLE PET DEPOSIT of \$250 FOR EACH DOG WILL BE COLLECTED BY THE ASSOCIATION.

The deposit will cover the cost of maintaining the dog park and tags which must be worn for proof of approval.

Unit owner will provide Management with photograph of pet in order to complete the pet registration process. **PET MUST ALWAYS BE KEPT ON A LEASH** and is not a pit bull or other breed considered to be dangerous. Also pet owner must return this application to association with a copy of pet vaccinations. Please complete one form per animal.

Type of Pet (please circle one): DOG CAT OTHER (please specify) _____

Pet's Name: _____ Pet's Age: _____

Pet's Sex: _____ Pet's Weight: _____

Pet's License/Tag Number: _____ Color of Pet: _____

Breed (*Be specific – give complete description, color, etc.*): _____

Picture:

Insert jpeg or staple Polaroid here

RESIDENT'S SIGNATURE: _____ DATE: _____

RESIDENT'S SIGNATURE: _____ DATE: _____

PLEASE REMEMBER OUR SIMPLE RULES:

1. **Guest and renters** must be registered with the office and issued a building picture Id per person. ID's cost \$20.00 each.
2. **Occupancy** in units shall not exceed 2 persons per bedroom and 1 person per den.
3. **Children** (ages 12 and under) must be accompanied by an adult at all beachside recreational Common Areas, Gym/Spa, and the Children's room.
4. **Garbage chute:** Please do not throw **carton boxes** or **construction material** down the trash chute. Do not leave your garbage and/or boxes in the hallways. Always **tie your bags** before you throwing them down the chute. Carton Boxes should be broken down and brought down to receiving area.
5. Do not throw anything off your balcony especially cigarettes butts.
6. **Parking:**
 - Long term or short term renters must register their vehicle with the office and pay \$10 for the Barcode sticker.
 - Any car that **does not** have a **Barcode** sticker may be towed at your expense.
 - Each **Barcode** is registered to your exact vehicle and are specific to Make/Model/Color/Tag.
 - Barcodes are **NOT** for multiple cars and are not to be switched from one vehicle to another vehicle.
 - Cars with **Expired Barcodes** will be issued violation and recorded. These vehicles are susceptible to being towed. It is your responsibility to maintain your records current.
 - **Parking is strictly for residents:** therefore visitors, housekeepers, Nanny's, contractors, workers etc... **Must Pay Valet at daily rate.**
 - You can buy a **coupon book** at the management office for a charge of \$30. The coupon book comes with 10 validations stickers.
7. **Pets:**
 - Pet owner must pick up and clean up after their pet and dispose of waste appropriately.

- Pets must be kept on a leash at all times.

8. **Smoke Detectors**

- You may not remove any life safety component (Smoke detector, Sprinkler etc...) from the unit. By doing this you will cause the alarm to sound and damage can occur. Damages will be bill accordingly.
- Smoke detector battery should be change at lease ones a year, association is not responsible to change smoke detectors batteries

Beach and Pool Rules

1. **Attire:** Shoes & Shirts must be worn inside the common areas at all times.
2. **Towel Cards** should be provided by the unit owner or their representatives.
 - Towels are for beach and pool use only residents/guest are not allowed to take the towels to the units.
 - One towel is provided for each card presented at the front desk. You must present your La Perla ID along with the towel card in order to receive a towel.
3. **Beach Equipment** is available only when an attendant is on duty.
4. **Beach Chairs & Umbrellas** will be available to unit owners, register guest and register tenants on a "first come, first served" basis.
 - Residents must be present & One (1) chair per ID will be issued.
 - Maximum are as follow:
 - **One bedroom** apartment is entitled to 2 chairs and 1 umbrella.
 - **Two bedrooms** are entitled to 4 chairs and 2 umbrellas.
 - **Penthouses** are entitled to 6 chairs and 4 umbrellas.
5. No advanced reservations will be permitted
6. Beach/pool attendants will not be responsible for any items left unattended.
7. Swimmers must shower before entering the pool or spa.
8. Beach-goers must **rinse the sand off their feet** before entering the pool and the building area.
9. You must dry yourself off before entering the building



PLEASE BE AWARE THAT ANY VIOLATION OF THE LA PERLA RULES AND REGULATIONS MAY RESULT IN A \$100 FINE.

I _____ by signing below this document I acknowledge, received and agree to abide by **RULES AND REGULATION** of the condominium **LA PERLA OCEAN RESIDENCES**.

RESIDENT'S SIGNATURE: _____ DATE: _____

I _____ by signing below this document I acknowledge, received and agree to abide by **RULES AND REGULATION** of the condominium **LA PERLA OCEAN RESIDENCES**.

RESIDENT'S SIGNATURE: _____ DATE: _____

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MOVE IN REQUEST FORM

Resident Name(s): _____ Unit # _____

Requested move date: _____

Requested time period: 8:00am – 12:30pm * 12:30pm – 5:00pm **

\$500 Refundable Security Deposit, received: _____

\$200 Non-refundable Special Detail Security Fee, received: _____

READ CAREFULLY

If the resident causes any damage to any part of the property during a move, or if any of said resident’s guest/movers/contractor cause any such damage, that resident is responsible for the full cost to repair those damages and will be billed by the Association accordingly.

A refundable security deposit of \$500.00 is required to secure a reservation for a moving date. This deposit will be deposited by the Association, and returned within 10 days after the move, provided no damage has occurred. **In addition, a \$200.00 special detail security fee is required for all moves in/out reservations.** All moving companies must provide a Certificate of Insurance, with La Perla Ocean Residences, 16699 Collins Ave, Miami, FL 33160, as Certificate Holder. The Certificate of Insurance must include Liability Insurance and Worker’s Compensation. All required documentation must be provided before moving contractors will be allowed on property.

Rescheduling must coincide with an available date on the Association receiving area reservation calendar.

Moves must be scheduled no less than 7 days in advance and must be confirmed by Management. Moves are permitted during the following hours only:

Monday - Friday, 8:00am - 5:00pm

Saturday, Sunday, or Holidays - Moving is not permitted

*** MOVERS MUST ARRIVE ON THE PROPERTY BY NO LATER THAN 10:30AM (OTHERWISE, THEY WILL NOT BE ALLOWED ON THE PROPERTY), AND MUST BE OFF THE PROPERTY BY 12:30PM**

**** MOVERS MUST ARRIVE ON THE PROPERTY BY NO LATER THAN 3:00PM (OTHERWISE, THEY WILL NOT BE ALLOWED ON THE PROPERTY), AND MUST BE OFF THE PROPERTY BY 5:00PM**

All moving vehicles must park in the designated receiving area.

MOVING TRUCKS THAT EXCEED THE FOLLOWING DIMENSIONS WILL NOT BE PERMITTED ON THE PROPERTY – NO EXCEPTIONS:

HEIGHT: 12 FT LENGTH: 24 FT

Removal of all packaging materials, boxes, and other trash is the resident’s responsibility. Movers MUST remove all such materials from premises. Under no circumstances may any of these materials be placed in the building trash chutes or left in the common areas (including hallways). If any of moving material is disposed of improperly, the Association will bill the resident for the cost of removing said materials.

I HAVE READ, AND FULLY UNDERSTAND AND AGREE TO THE ABOVE.

RESIDENT’S SIGNATURE: _____ DATE: _____



Home Owners Insurance Requirements:

It is the Homeowners responsibility to provide the Association with their Homeowners Insurance H06 policy:

- Must provide \$2,000 loss assessment coverage per occurrence
- Provide amount of liability insurance
- Include association as name insured (additional interest)

La Perla Ocean Residences

16699 Collins Ave

Sunny Isles FL, 33160