



RECURRENT TENANT APPLICATION to LEASE

UNIT# _____

ALL DOCUMENTS MUST BE COMPLETE BEFORE SUBMITTING TO MANAGEMENT WE WILL NOT ACCEPT AND WILL NOT BE RESPONSIBLE FOR AN INCOMPLETE APPLICATION/APPROVAL MAY TAKE UP TO TWO WEEKS TO PROCESS.

Tenant Paperwork:

- Copy of the previous Background check (done within the past two years)
- Copy of Lease Contract Agreement (listing all people staying in unit)
- Application fee \$100.00 (check)
- Resident Information Form
- Rules and Regulations
- Driver license or picture ID of prospective Tenant (s)

Additional Cost Upon Arrival

- Vehicle Bar Codes \$10.00 each (max. 3 vehicles per unit)
- Access ID's \$25.00 per person (older than 13 years old)

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 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. This means tenants cannot have overnight guests. Failure to include all people on this application will be a direct violation and could include fines to the homeowner 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
- 2 BEDROOM = 4 PEOPLE MAX
- 2 BEDROOM AND A DEN = 5 PEOPLE MAX
- PH = 7 PEOPLE MAX

Excluding any information regarding other residents staying in the unit (regardless of age) may result in the lease being terminated!

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 all individuals that will be staying in the unit at any given time:

Name: _____
Relationship: _____ Phone: _____
Name: _____
Relationship: _____ Phone: _____
Name: _____
Relationship: _____ Phone: _____
Name: _____
Relationship: _____ Phone: _____

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. (including children of any age)
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:** 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 throw 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. Tossing cigarette butts is a felony. Fines from the Fire Dept. could also apply!
6. **Parking:**
 - o Long term or short-term renters must register their vehicle with the office and pay \$10 for the Barcode sticker.
 - o Any car that **does not** have a **Barcode** sticker may be towed at your expense.
 - o Each **Barcode** is registered to your exact vehicle and are specific to Make/Model/Color/Tag.
 - o Barcodes are **NOT** for multiple cars and are not to be switched from one vehicle to another vehicle.
 - o 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.
 - o **Parking is strictly for residents:** therefore visitors, housekeepers, Nanny's, contractors, workers etc... **Must Pay Valet at daily rate.**
 - o Register in the office for valet validations
7. **Pets:**
 - o No pets allowed for short term rentals or visitors
 - o Pet owner must pick up and clean up after their pet and dispose of waste appropriately.
 - o Pets must be kept on a leash at all times.
8. **Smoke Detectors**
 - o 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.
 - o 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.
- 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 remove sand and 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: _____