

JUPITER KEY ASSOCIATION, INC.

Instructions for Sale/Lease Application Package

- 1. Fill out this application package in its entirety. If the application is not completed, it will be returned to you.**
- 2. A fully executed copy of the sales contract or lease agreement must accompany the application.**
- 3. Include a non-refundable application fee in the amount of \$150.00 made payable to Jupiter Key Association, Inc.**
- 4. After closing (if a sale), a copy of the recorded deed must be provided to FirstService Residential by the closing agent, i.e. title company or attorney.**
- 5. The application for Lease or Sale and Occupancy along with all the information and materials requested therein must be completed, executed and submitted to the Association (FirstService Residential) at the address below at least thirty (30) days prior to the expected date of occupancy. A lease will not be approved nor may the unit be occupied by the respective lessee(s) without the prior written approval by the Board of Directors of the Association. For buyers, a Certificate of Approval will be provided for your closing upon completion of this application and background check. An interview is required. Call 427-0685 to schedule.**
- 6. Return the completed application with \$150 application fee to:**

**FIRSTSERVICE RESIDENTIAL
11621 Kew Gardens Avenue, Suite 200
PBG, FL 33410
561-575-3551**

**JUPITER KEY ASSOCIATION, INC.
C/O FirstService Residential
11621 Kew Gardens Avenue Suite 200
PBG, FL 33410
Phone: 561-575-3551**

***(no less than 60 day rental twice per calendar year)**

Jupiter Key Property Address: _____

CURRENT PROPERTY OWNER INFORMATION:

Name: _____ Phone: _____

Current Mailing Address: _____

If Leasing, New Mailing Address: _____

If Leasing, New Phone Number: _____

APPLICANT'S INFORMATION:

Name: _____ Phone: _____

Present Address: _____

How long at this address: _____ If less than one year, list previous address: _____

Co-Applicant's Name: _____

Names and ages of children: _____

Will there be occupants other than immediate family: YES: _____ NO: _____

If yes, name(s), relationship and age(s): _____

APPLICANT'S EMPLOYER:

Name: _____ Phone: _____

Position: _____ How long employed: _____

If less than one year, previous employer: _____

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CO-APPLICANT'S EMPLOYER:

Name: _____ Phone: _____

Position: _____ How long employed: _____

If less than one year, previous employer: _____

AUTOMOBILE INFORMATION:

Vehicle#1 Make: Model: _____ Tag#: _____

Vehicle#2 Make: Model: _____ Tag#: _____

Vehicle #3 Make: _____ Model: _____ Tag #: _____

PETS:

Type: _____ Breed: _____ Weight: _____ Color: _____ Age: _____

Type: _____ Breed: _____ Weight: _____ Color: _____ Age: _____

IF LEASING, PLEASE COMPLETE THE FOLLOWING:

Have you ever been evicted? _____ If yes, where/why: _____

Have you ever refused to pay rent? _____ If yes, where/why: _____

BUYER(S) AND TENANTS, PLEASE COMPLETE THE FOLLOWING WHERE APPLICABLE:

Name of Real Estate representing you (if applicable): _____

Name of Agent: _____ Phone: _____

Name of Closing Agent, i.e., Title Company, Attorney:

Phone: _____

I/We understand that this application must be completed in its entirety, and declare that the information provided is true and correct. Willful misrepresentation will void this application and a Certificate of Approval will not be issued. I/We authorize the Association or its agent(s) to obtain and verify a consumer credit and background reports and understand an investigation may be conducted to determine mode of living, financial ability, personal character and general reputation.

I/We agree to abide by the rules and regulations of the JUPITER KEY HOMEOWNERS ASSOCIATION and am subject to the Declaration of Covenants, Restrictions and Easements and all amendments thereto of the JUPITER KEY ASSOCIATION, INC.

Applicant Signature: _____

Print Name: _____

Date: _____

Date of Birth: _____

Social Security Number: _____

Co-Applicant Signature: _____

Print Name: _____

Date: _____

Date of Birth: _____

Social Security Number: _____

JUPITER KEY ASSOCIATION, INC.

TENANT ACKNOWLEDGEMENT

TO: Jupiter Key Association Inc.

FROM: Proposed Tenant SUBJECT:

Lease Application

Please be advised that I plan to lease the unit at _____.

1. I hereby agree for myself and on behalf of all persons occupying the leased unit, that:
 - (a) I have read, understand and will comply with the Rules and Regulations of Jupiter Key Association, Inc.
 - (b) Any failure to comply with the Declaration of Covenants, Bylaws or the Rules and Regulations of Jupiter Key Association, Inc. will result in immediate action as therein provided including eviction proceedings.
 - (c) **THE LEASED UNIT WILL NOT BE SUB-LEASED, OR OCCUPIED, OR SHARED WITH ANYONE NOT A PARTY TO THE LEASE.**
 - (d) I will be present when any visitors or children occupy the leased unit or use the community's recreational facilities.
 - (e) I agree to be liable for all costs to repair any damage to the common areas that I, my family members or guests cause.
2. I give permission to Jupiter Key Homeowners Association, Inc. to conduct a background check. I have provided a copy of government issued photo I.D. that I give the Association permission to retain with this lease application.
3. I agree that the lease application is conditioned upon the truth and accuracy of this application and the approval of the Association Board or the Management Company.
4. **I UNDERSTAND OCCUPANCY PRIOR TO APPROVAL IS PROHIBITED. ANY MISREPRESENTATION ON THESE FORMS WILL RESULT IN AUTOMATIC REJECTION OF THIS APPLICATION OR TERMINATION OF THE LEASE.**
5. If the lease application is disapproved, I agree to accept the decision of the Board or the Management Company as final.

Name(s) of Proposed Tenant(s): _____

Phone: _____ Cell Phone: _____ Email: _____

Signature(s) of Proposed Tenant(s): _____

Date: _____

RETURN WITH YOUR APPLICATION

JUPITER KEY ASSOCIATION INC.

c/o FirstService Residential
11621 Kew Gardens Avenue, Suite 200
PBG, FL 33410

AMENDMENT TO LEASE

“The tenant hereby agrees; in accordance with Florida law that upon receipt of notice from Jupiter Key Association, Inc. (the Association) that the landlord is delinquent in paying any monetary obligation due to the Association, the tenant will pay his/her subsequent rental payments and continue to make such payments until all the monetary obligations of the landlord (parcel owner) have been paid in full to the Association and the Association releases the tenant or until the tenant discontinues tenancy in the parcel”.

Payment due the Association may be in the same form as you paid your landlord and must be sent by United States mail or hand delivery to the Association, c/o FirstService Residential and made payable to Jupiter Key HOA.

Pursuant to section 720.3085(8) Florida Statutes, your payment of rent to the Association gives you complete immunity from any claim for the rent by your landlord.

Owner Name (please print) and Unit Number

Signature of Owner and Date

Tenant Name (please print)

Signature of Tenant and Date

RETURN WITH YOUR APPLICATION22

JUPITER KEY ASSOCIATION, INC.
RULES AND REGULATIONS

Parking Restrictions

- No commercial vehicles of any kind, pickup trucks, other trucks, boats, trailers, RV's, motor homes or motorcycles owned by unit owners or tenants are permitted to be parked on the property unless parked in the garage.
- ABSOLUTELY NO PARKING IN THE STREET AT ANY TIME.

Pets

- No more than two (2) pets for each unit are allowed. Pet droppings must be picked up and removed from the common areas or other owner's property by the owner of the pet. All pets must be on a leash when off leased property.

GARAGE DOORS

- Garage doors must be closed except when entering or exiting from the garage.

TRASH/RECYCLE

- Trash and recycle receptacles shall be placed out for collection the night before after sunset and returned inside the garage immediately following pick up.

POOL

- All restrictions as posted in the pool area must be followed including replacement of chairs and closing of the umbrellas after use.

NUISANCES

- No illegal, immoral, noxious or offensive activity shall be carried on in any Home located in Jupiter Key nor shall anything be done therein which may be or become an unreasonable annoyance or nuisance to any other owner or tenant. No loud noises or noxious odors shall be permitted in or from any such Home and the Board shall have the right to determine if any noise, odor or activity constitutes a nuisance.

Right to Evict

- Any purported lease of a unit in violation of the Association's Documents including the Declaration, Bylaws and Rules and Regulations shall be able to be declared void by the Board and the Board is empowered to evict the purported tenant in the name of and at the expense of the unit owner.

***** This is a partial list of the Rules & Regulations of Jupiter Key Association, Inc.*** Please read entire list of the Conditions, Covenants and Restrictions which is available from the property owner.**

