



Boynton Waters Homeowners Association, Inc. **Renter's Approval Form**

Post Office Box 740065 • Boynton Beach FL. 33474-0065

• [www.boyntonwaters.org](http://www.boyntonwaters.org) • (entrance at 9450 Jog Road)

Dear Homeowner / Prospective Tenant,

This questionnaire is required of all renters and extended stay guests (more than 30 days) and is designed to provide information to the Homeowner's Association regarding credit and security. Nothing in this document is intended to be discriminatory. This application and review shall be for a lease pertaining to:

Lot Number: \_\_\_\_\_ Street Address: \_\_\_\_\_ Lot Owner: \_\_\_\_\_

Lease is proposed to begin \_\_\_\_\_ and end \_\_\_\_\_.

Prospective Tenant(s) - by providing the information requested below along with your signature(s) you agree and attest to the following:

- a. To allow the Homeowner's association to hire a professional investigator to conduct a background check consisting of a credit history, criminal history and eviction history and,
- b. That you and your guests agree to abide by the Bylaws and Covenants of Boynton Waters (available for viewing on our website as noted above) and shall abide by the rules and regulations contained therein and any other such rules and regulations that may be adopted in the future and,
- c. The person seeking approval (which shall include all proposed occupants) has not been convicted at any time of a felony involving violence to persons or a felony where the victim was a minor or has been convicted of any felony within ten (10) years preceding the date of application, or;
- d. The person seeking approval (which shall include all proposed occupants), is not a registered sexual offender or sexual predator pursuant to Florida law or pursuant to any other jurisdiction, or;
- e. The person seeking approval (which shall include all proposed occupants) has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in this Association as a lessee, guest, owner, or occupant of a Lot.
- f. You understand that The Homeowner's Association collects an application fee of \$100 for the background check and that payment shall be due at the time this application is presented for review; checks are payable to: Boynton Waters Homeowner's Association, Inc. and,
- g. You shall provide a copy of the lease agreement and any other documentation pertaining to a proposed lease as part of this application and,
- h. You understand that no lease shall be approved if, at the time of the application, the Lot Owner is delinquent in the payment of any financial obligations to the Association or if the Lot is in violation of any provision of the Declaration or Rules and Regulations which remains uncured and,
- i. That all requirements of Section 15 - Lease Approval Authority - of the Rules and Regulations, as may be modified from time to time, shall be met and,
- j. That the premises shall be occupied only by those listed on the application and that those listed are members of the same family for compliance with the classification of Boynton Waters as a Single Family community per the Palm Beach County Zoning Code.

Please provide the following:

- 1. A completed Rental Application (attached)
- 2. A completed Access Control Form (attached)
- 3. A copy of the proposed lease agreement.

Signature of all adults on application:

|            |           |       |
|------------|-----------|-------|
| _____      | _____     | _____ |
| Print name | Signature | Date  |
| _____      | _____     | _____ |
| Print name | Signature | Date  |
| _____      | _____     | _____ |
| Print name | Signature | Date  |
| _____      | _____     | _____ |
| Print name | Signature | Date  |

Homeowners Association Use Only:

The Boynton Waters Homeowners Association has approved / denied (circle one) your application to reside in our community.

Signature of Association President: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_