THE PROCESSING OF LEASE APPLICATIONS WILL TAKE UP TO THIRTY (30) DAYS.

NO EXCEPTIONS!!!

WE WILL NOT PROVIDE AN UPDATE WITHIN THAT TIME. IF THERE IS SOMETHING MISSING YOU WILL BE CONTACTED BY THE PROCESSING DEPT. THE APPLICATION WILL BE PUT ON HOLD UNTIL ALL INFORMATION HAS BEEN RECEIVED. INCOMPLETE APPLICATIONS WILL NOT BE SENT TO THE BOARD OF DIRECTORS.

Name of Applicant:_	
Property Address:	
Date Received:	Due date: _
- ,	the owner, realtor, and/or agent I will inform the applicant of this will not be provided until the application is ready.
 Signature	Print Name

WE WILL CONTACT YOU WHEN WE HAVE A REPLY.

THANK YOU FOR YOUR COOPERATION.

SONOMA TO WNHOMESAT DORAL

THE FOLLOWING INFORMATION MUST BE MET IN ORDER TO LEASE A UNIT.

*OCCUPANCY IS LIMITED TO THOSE NAMES THAT APPEAR ON THE APPLICATION *OCCUPANCY PRIOR TO FINAL APPROVAL IS PROHIBITED

Any application packages that are submitted incomplete will be returned and will not be processed. Please, read the following list carefully and make sure your package contains all required documents.

If any of the items below are missing, the application will be returned and not processed.

Please understand that processing an application takes time and plan accordingly.

RETURN THE APPLICATION IN PERSON TO THE ADDRESS BELOW

7665 NW 50 ST MIAMI FL 33166

- 1. Original application form <u>fully completed</u>. If there are any <u>questions not</u> <u>answered</u> <u>or left blank</u>, the application will **NOT BE PROCESSED**.
- 2. A non-refundable APPLICATION FEE in the amount of \$ 150 "Husband and wife and or parent/ Dependent child". Any applicant applying as a dependent and/or married couple must provide proofs of such status (Valid Proofs: marriage certificate, Tax Returns, Unemployment application and full time student); any other adult must pay additional \$150 (per adult). Payable with money order or cashier's check to DORAL MANAGEMENT
- 3. Payment only can be made by money order or cashier's check
- 4. A clear legible copy of the Valid Driver's License or a Picture ID from applicant(s) and everyone who is 18yrs of age or older must complete an application
- 5. Include a copy of Registrations and picture for all cars to be registered to the address.
- 6. A reference letter from your employer on a Company letterhead verifying position and salary.
- 7. Include two (2) character reference letters per applicant.
- 8. A clear legible copy of the Executed Rental Contract.

NOTE:

- If individual(s) applying does not have a US social security number, the following will be required: Three character reference letters, along with bank reference letter must be given as well as a copy of a valid passport.
- If individual(s)applying are coming from any other state than Florida or any other foreign country, a criminal report from the last place of residence (Carta de Buena conducta o Certificacion de antecedentes no penales, emitido por el Ministerio de Relaciones Interiores, o la Alcadia del Municipio o Provincia y/o la Jefatura de Policial) must be includded.

Please allow THIRTY (30) business days to process your application.

SONOMA TO WNHOMESAT DORAL

Request for Approval of Lease

Today's Date:				
You will be leasing at addres	s:			
Name of tenant's realtor: _ Name of Owner's realtor: _		Phon	Phone:_ e:_	
Applicant: Last_First		MI_		DOB
SSN/PASSPC	ORT	DL#	:	State
Contact Number:		Email:		
Co-Applicant: Last		First		MI
DOBSSN/PASSPC	ORT	DL#		State
Contact Number:		Email:		
Name of all people who wil a background check. Name:		·		
Name:				
Name:				
Name:	Age	DOB	SS#	
Pets: How Many:	<i>Type:</i>	(dc	og, cat, other)	
Breed:	/	Weight:_	/ _	
Automobiles: Year:N	1ake:	Model:		_Tag#:
Year:	Make:	Model:		Tag#:

APPLICANT'S EMPLOYMENT INFORMATION

Present Employer:	Em	ployed From:	to:
Address:	City:	State:	Zip:
Person to contact:	Phone#:	N	Ionthly Income:
Previous Employer:		Employed From:_	to:
Address:	City:	State:	Zip:
Person to contact:	Phone#:		Monthly Income:
CO-APPLICANT OR SPOU (Please indicate whether or not co Please do not leave Blank			
Present Employer:	E	mployed From:	to:
Address:	_City:	State:	Zip:
Person to contact:	_Phone#:	Month	nly Income:
Previous Employer:			
Address:		State:	_Zip:
Person to contact:	Phone#:	Monthly	/ Income:
APPLICANT'S PRESENT ADDR or Mortgage Company Address:	ESS (including N ——	lame and Telepho	one number of actual Landlord
Audiess.			_
Name:		Telephone:	
CHARACTER REFERENCES	OTHER THAI	N RELATIVES:	:
Name _	Pho	ne / Cel : <u></u>	
Name	Phor	ne /Cel : _	

I/We,		, do hereby swea	r that all of the information provided
is accurate.			
background check, refere to obtain all necess	from doing any nce check, and sary informat	wrongdoing and g credit check. They ion. Shall th will not attemp	bsolve Sonoma Tonwhomes at Doral give them my full permission to do a may use any means that they see fit is information be false I/We, to deface or embellish Sonoma isition of said information.
Sonoma Tonwhomes at Land a full criminal investigation following information.			nder the obligation to its client to do
Have you ever been charg	ged and/or con	victed of a felony? _	
Have you ever been charg	ged and/or con	victed of a misdeme	anor?
If yes, please explain:			
Applicant has read and a Association's documents Applicant understands the Association and applicant permanent residents occupant has read and a Management will be perfebut not limited to: Referenced to the Applicant has read and a Management will be perfebut not limited to: Referenced to the Applicant has read and a Management will be perfebut not limited to: Referenced to the Association of the Association	nat occupancy will be presen by the unit. understands the orming all tasks rence check, E be completed viven to release	Rules and Regulati of the unit is sult when guests, visite at Sonoma Tonwho as associated with ba Employment check, by Doral Managem banking, credit, res	s not used an alias on this application. ons and restrictions contained in the bject to the prior approval of the ors, relatives or children who are not omes at Doral and Doral ckground investigations including Residence history, Criminal history, tent and/or Core Logic Solutions. Sidence, and other information
		O	-1
	Current	Owner's Informa	ation
Name:			_
Home Phone:		Cell Phone:	
Email:			_
Mailing Address:			
City:	_State:	Zip code:	Country:

WELCOME TO SONOMA TOWNHOMES AT DORAL

The Board of Directors has compiled the following important information for you about our Community. We recommend that all members of your household become familiar with this information.

It is the Owner's/Tenant's responsibility to obtain, read, and comply with all governing documents of Sonoma Townhomes at Doral Community Association, Inc. Copies may be obtained from Doral Management Company.

To assure proper record keeping, new owners must submit all closing documents to Doral Management Company immediately following the closing.

AS A NEW MEMBER OF OUR COMMUNITY, WE RECOMMEND THAT YOU OBTAIN:

- Two or three clickers to enter Sonoma
- Two personal pedestrian gate keys
- One garage key plus a remote control for the garage
- Two mailbox keys (available from prior owner/resident or through US Post Office)

MOVING SCHEDULE AND TRUCK SIZE:

- Permitted Monday thru Friday from 8:00 AM until 6:00 PM
- Permitted Saturday from 10:00 AM to 6:00 PM
- Not Permitted at all on Sunday
- Moving truck may not be larger than 26'

CONTRACTORS SCHEDULE:

- Permitted Monday thru Friday from 8:00 AM until 6:00 PM
- Permitted Saturday from 10:00 AM to 6:00 PM
- Not Permitted at all on Sunday

CITY OF DORAL ORDINANCE:

- Sonoma Townhomes at Doral consists of 233 residential units.
- Sonoma Townhomes are considered "uni-family" or "single-family" homes, with only one family permitted per home.
- Renting of rooms is not permitted.

ALARM COMPANY:

- The name of the alarm company is **ARCO Electronics**
- Call the company at 305-223-2561 to set up the system; there is no fee to get hooked up.
- Contact the **City of Doral Alarm Unit** at 305-593-6699 to register your alarm, or go to the City of Doral Website athttp://www.cityofdoral.com and look for the **Alarm Ordinance Information.**
- Remember that once you register there is no fine for the first two false alarms.

SECURITY GATE AT NW 114TH AVENUE

- Phone Number 305 594 1776
- 24-Hour-a-Day Gatehouse Attendant

ENTRANCE GATE AT NW 112TH AVENUE:

- Residents Only
- Clicker Required for Access

GARBAGE

- Green Container is for Regular Garbage
- Blue Container is for Recycling Materials only
- Regular Garbage is picked up on Mondays and Thursdays
- Recycling is picked up every other Thursday
- You need to store your Garbage and Recycling Containers in your garage or backyard/patio area, and not in the front of the home.

PARKING

Vehicles must be properly parked within the boundaries of the driveway. No part of any vehicle may extend onto grass or roadway areas. <u>Vehicles violating these rules will be towed at the expense of the vehicle owner.</u>

• Section 13.26 in Page 20 of the Declaration of Restrictions and Covenants reads as follows:

Parking. Owners' automobiles shall be parked in the garage or driveway. Each Home will have its own garage. No vehicle which cannot operate on its own power shall remain on Sonoma Townhomes at Doral for more than twelve hours, except in the garage of a Home. No repair, except emergency repair, of vehicles shall be made within Sonoma Townhomes at Doral, except in the garage of a Home. No commercial vehicle, recreational vehicle, boat, trailer, including but not limited to boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept with Sonoma Townhomes at Doral except in the garage of a Home. The term commercial vehicle shall not be deemed to include recreational or utility vehicles (i.e. Broncos, Blazers, Explorers, etc.) up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation. Notwithstanding any other provision in this Declaration to the c9ntrary, the foregoing provisions shall not apply to construction vehicles in connection with the construction, improvement, installation, or repair by Developer or Builders of Homes, Common Areas, or any other Sonoma Townhomes at Doral facility.

• Section 12.8 of the Declaration of Restrictions and Covenants reads as follows:

Guest Parking Spaces. Each Owner shall have a garage and driveway in which to park automobiles. Notwithstanding the foregoing, certain additional parking spaces may be designated as guest parking spaces. Owners may not park in guest parking spaces, unless such Owners are using guest spaces for a designated purpose (i.e., to use the park area).

• Overnight Visitors need a pass to park in the visitors parking spaces.

DRIVEWAY OWNER'S RESPONSIBILITIES:

- Paver bricks must be kept weed-free
- Driveways must be kept clean and free of oil stains
- Paver bricks must be level

FRONT GARDEN MAINTENANCE RESPONSIBILITIES:

- Must be maintained in an attractive condition
- Must be maintained free of weeds

PETS:

Dogs are allowed in the Community. Dogs must be leashed at all times when of outside the home. The dog owner is responsible for cleaning up after the dog. Around the Community you will find containers specially designated to keep the community clean.

SONOMA DOES NOTPROVIDE:

- A Community Pool
- A Clubhouse
- Cable TV Service for Units

HURRICANE SHUTTER AND PAVER BRICK INTALLATIONS REQUIRE:

- Prior Approval from Sonoma Townhomes at Doral Community Association, Inc.
- All Permits required by the City of Doral

NOISE ORDINANCE

There is a noise ordinance in effect 24/7. If you are disturbed by noisy neighbors during those hours, you may feel free to call the City of Doral Police Department at (305) 593-6699 for assistance.

MANAGEMENT COMPANY:

The Association is professionally managed by Doral Management located at 7665 NW 50 Street

Miami FL 33166 . Phone: (305) 591-8715; Fax: (305) 591-6619 e-mail:sonoma@doralmanagement.com

OTHER USEFUL PHONE NUMBERS

- 911 Police Emergency Number
- 311 Miami-Dade County Information
- **305-593-6725** City of Doral Information
- 305-4POLICE (305-476-5423) Police Non-Emergency Number
- 305-665-7488 Miami-Dade Water and Sewer Department Information
- 1-800-226-3545 Florida Power & Light FPL Customer Service

<u>I HAVE RECEIVED A COPY OF THIS INFORMATION:</u> <u>CONFIRMED BY:</u>

Date:			
Signature:_	 	 	

SONOMA TO WNHOMESAT DORAL

RESIDENT CONTACT INFORMATION SHEET

Date:	Acct #:
Homeowner's name(s):	
Tenant's name(s) (If applicable):	
Property Address:	
Mailing Address (If different than proper	
Phone numbers:	
• Home: ()	
• Work: ()	
• Cell: ()	
Please check this box if you Association via e-mail.	consent to receive notices from the
E-mail address:	
Additional Contact Information:	
Name:F	Phone: ()
Emergency Contact Information (IMPOR	RTANT):
Name:F	Phone: ()

Please note that it is **very important** that you send this form back to us in order to have your file as updated and accurate as possible. It may take up to 2 weeks for any mailing address changes to be updated into our system upon receipt of this form.

Thank you for your cooperation.

Sonoma Townhomes at Doral

PET INFORMATION NEDDED:

- A) Pet photo
- B) Vaccines copy
- C) Pet License copy

PET 1 INFORMATION	
PET OWNER NAME:	
PET NAME:	PET TYPE:
PET SEX:	PET BREED:
PET AGE:	
WEIGHT:	
PET LICENSE:	
PET DESCRIPTION:	
PET 2 INFORMATION	
PET OWNER NAME:	
PET NAME	PET TYPE:
PET SEX:	PET BREED:
PET AGE:	
WEIGHT:	
PET LICENSE:	
PET DESCRIPTION:	

Sonoma Townhomes at Doral Association Inc.

Leases

The documents governing the Sonoma Townhomes at Doral Community Association and its residents' conduct require that each owner, tenant, and guest comply with the rules and regulations of the Association. Compliance is for the benefit of all the owners and residents of the community and the Association has the duty to ensure that all its rules and regulations are followed and respected.

The governing documents of the association Section 13.21 – Leases reads as follows. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home.

This a formal notice of awareness that a home must occupy a single family for the duration of their tenancy and residence at the community. The use of a home for Air BnB's, Subleasing rooms or a section of the home, bed and breakfasts', short-term tenants, unregistered tenants, etc. is strictly forbidden. Sonoma Townhomes at Doral Association has a zero-tolerance policy for the breach of Governing Documents pertinent to Section 13.21 and will have no hesitation to bring violators to the attention of City of Doral to find resolution in accordance with Sonoma Townhomes Association.

In order to help the Association in its efforts to preserve the documents of the Community and safeguard property values we ask that you abide by the Rules and Regulations at all times.

By signing below, you agree to abide by Sonoma Townhomes Governing Documents and that you understand that under no circumstance does the association allow for the non-compliance of Section 13.21 Leases. You also agree to notify management if you are knowledgeable about this violation occurring in your Home. Non-compliance may affect the association's approval for lease renewal.

Applicant:	Date:	
Print:		
Co-Applicant:	Date:	
Print:		

Sonoma Townhomes at Doral Community Association Inc.

Lease Addendum

THIS -	ADDENDU	M AGREE by and be			e and	entered	into t	his _	day ((OWNER)	-
						(ADDRI	ESS) (he	reinaft	er referred	to as
"UNIT OWN "TENANT")	ER") and _					, (hereina	fter re	eferred to a	s the
WHE "Association maintenanc	n") is a Fl	orida corp	ooration			•		-	nc., (hereir operation	
WHE	REAS UNIT	OWNER a	nd TENA	NT have	enter	ed into a	Lease f	or Unit		•
WHE	REAS UNI	Γ OWNER	and TE	ENANT a	agree	to modif	y such	lease	to include	the

NOW THEREFORE, in consideration of the following mutual covenants and promises, UNIT OWNER and TENANT agree as follows:

Addendum.

- 1. If, at any time during the pendency of the lease, UNIT OWNER shall become thirty (30) or more days delinquent in the payment of Assessments to the Association, UNIT OWNER and TENANT agree that Association shall have the power, right and authority to demand lease payments directly from the TENANT and deduct such past-due Assessments, costs and attorney fees, if any, as may be delinquent. UNIT OWNER and TENANT agree that TENANT shall pay full rental to the Association upon demand.
- 2. UNIT OWNER expressly absolves TENANT from liability to UNIT OWNER for unpaid rent under the LEASE Agreement if such payment is made directly to the Association upon demand from the Association.

Sonoma Townhomes at Doral Community Association Inc.

- 3. The Association shall have the right to notify the Unit Owner of a default in the payment of assessments. In the event that the assessments are not paid in full within ten (10) days of such notification, the Association shall have the right to collect the rent for the Unit from the TENANT.
- 4. Such notification of the election to collect rent shall be in written form addressed to the TENANT and copied to the UNIT Owner. Such right to collect rent shall continue until the delinquency has been paid in full. At such time as there is no longer a delinquency, the Association shall instruct the TENANT to make future rental payments to the Unit Owner.
- 5. Should TENANT fail to comply with the Association's demand within three (3) days of receipt of a demand for payment, the Association is hereby granted the authority to obtain a termination of tenancy, in the name of the UNIT OWNER, through eviction proceedings, or to seek injunctive relief or specific performance under the Addendum.
- 6. UNIT OWNER and TENANT further agree that if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorneys' fees and costs, including appeals, from UNIT OWNER. Any costs shall be deemed a special assessment against the Unit and collectible in the same manner as any special assessment, pursuant to the Declaration of Covenants, Restriction, and Conditions.

IN WITNESS -	WHEREOF 20 .	the	undersigned	have	executed	this	Addendum	this	-	day	0
Tenant's Sign	ature: _					Date	: _				
Print Name:	-										
Unit Owner's	- Signaturo:				_	Da t	:e: _				
	Signature.	-				Dat	.e				
Print Name:											

SONOMA TOWNHOMES AT DORAL COMMUNITY ASSOCIATION, INC.

Coded Remote Control Request Form

Date:
Name:
() Unit Owner () Tenant
Unit Address:
Local Phone Number:
Amount of Clickers:
 The Association's records will register this current purchase. If my control remote is lost I will pay a charge of \$45.00 for a replacement. I am responsible to provide my remote control(s) to the purchaser should I sell my home in the future. If my remote control is lost and should I later find it, I understand that no returns or refunds are allowed. In support of the Association's efforts to maintain safety I assure that only family members residing in my property will use this remote control(s) to have access in Sonoma Townhomes at Doral.
Print Unit Owner/Tenant Name:
Signature:



City of Doral

6100 NW 99th Avenue, Doral, Florida 33 178 Alarm Office: 305-593-6699 Fax: 305-593-6696 www.doralpd.com

Alarm Registration

Please check one: D Renewal O New	Please check one: DBusiness	D House / Townhouse D Apartment / Condo
* City Ordinance requires an emergency contact	registration for all alarms in the Cit	ty. Registration and renewal fees are \$25.00
Address:Street address	Apartment/Ba	y/Suite Number Zip Code
Name:		
Phone Numbers:	Evening	Cell
Email Address:		
RESIDENTIAL:		
Last Name:		
Mailing Address:		
	Address. City. State. Zip Code	
		_
BUSINESS:		
Business Name:		
Mailing Address:		
	Address, City, State, Zip Code	
RENTAL PROPERTY: Property Owner		
Name:		
Ad dress:		e:
City:	State:Zip	Code:
EMERGENCY CONTACTS: Name:		
Phone Numbers:	Francis	Call
Name:	Evening	Cell
Ph one N um bers:	Evening	Cell
,		
Name: (Providing Monitoring)	Ph	one:
Date of Installation:		

Adminis trative-Alarm No: