

**AVENTURA BEACH ASSOCIATES, LTD
19201 COLLINS AVENUE
SUNNY ISLES BEACH, FL 33160
TEL: (305) 932-2233 FAX: (305) 937-4139**

LEASE APPLICATION

The proposed lessee/guest must complete this application in detail.

If any question is not answered or left blank this application will be returned, not processed and not approved.

The completed application must be submitted to the Association's rental agent at least 14 days prior to the desired date of occupancy.

Please attach a copy of the lease to this application.

No commercial vehicles, boats, trailers, RV's, pick up trucks, etc., permitted on the condominium premises. All vehicles must be valet parked. One vehicle per unit is permitted.

THE FOLLOWING INFORMATION MUST BE COMPLETED BY THE PROSPECTIVE LESSEE/GUEST.

DATE: _____ UNIT #: _____

FULL NAME: _____ TEL

HOME
ADDRESS: _____

CITY: _____ STATE _____ ZIP
CODE _____

PERSONS OTHER THAN THE ABOVE WHO WILL OCCUPY THE UNIT:

OF ADULTS _____ # OF CHILDREN: _____

FULL
NAMES: _____

I/WE SUBMIT THE FOLLOWING INFORMATION TO YOUR BOARD OF DIRECTORS REGARDING
MY/OUR LEASE OF THE UNIT AND COMMUNITY AS LISTED ABOVE:

LEASE TERM: FROM: _____ TO _____

**UNIT OWNER NAME: JORGE AND ISABELLE GOMEZ
ADDRESS: P.O. BOX 421730, KISSIMMEE, FL 34742
PHONE #: 407-692-8101 TOLL FREE FAX: 888-512-2985**

**Please list vehicle you will be using for valet services, leave blank if you are picking up a rental.
You can provide this information later.**

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AVENTURA BEACH CLUB ASSOCIATION

1. Mold is found virtually everywhere in our environment, both indoors and outdoors and in both new and old structures. It has been found at the Aventura Beach Club. When moisture is present, mold can grow. Therefore, the best way to avoid problems related to mold and mildew is to prevent moisture buildup in the apartment. This is particularly important in certain more humid climates and as a general matter, in any climate during these times of the year when outdoor temperatures and humidity levels are high. The Association cannot guarantee Residents that the apartment I or ever will be a "mold free environment". There is much a resident/guest can and should do within the apartment to reduce the possibility of mold and mildew growth, including the following:

- Turning off air conditioning when doors or windows are open
- Keeping windows and doors closed in damp and rainy weather conditions
- Maintaining a general temperature of 68.5 (F)-76.0(F) in winter and 74.0(F)-80.0(F) in summer.
- Not blocking or covering any heating/ventilation air conditioning supply diffusers and or return grills in the apartment.
- Wiping down and drying areas that might accumulate visible moisture, such as countertops, windows, windowsills and vent covers, as soon as reasonably possible.
- Keeping a pan under every flowerpot to collect water , and not over watering houseplants and cleaning up spills immediately.
- Using the preinstalled fan when bathing and showering, allowing the fan to run until all excess moisture has vented from the bathroom, and if applicable, keeping the shower curtain inside the tub , or fully closing the shower doors.
- Leaving the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has evaporated after bathing/showering and hanging up towels so that they will completely dry out.
- Periodically cleaning and drying the walls around the bathtub and shower using a household cleanser.
- Making sure that condensation does not form within the washer and dryer closet, if applicable.
- Resident/Guest acknowledges and agrees that if the Resident/Guest fails to take steps necessary to prevent or reduce moisture from building up in the apartment or fails to maintain the apartment in a clean condition, Resident/Guest will be creating an environment that could result in mold growth. Resident/Guest agrees to notify the Association immediately of any evidence of a water leak, excessive moisture or any condensation issues in the apartment or any storage unit or garage leased to Resident/Guest any visible mold or mildew growth or moldy odor in any of such areas, any malfunction of the heating/ventilating/air conditioning system or any cracked or broken

windows. Resident/Guest acknowledges and agrees that the Association or owner of the unit will not be responsible for damages or losses due to mold growth to the extent such conditions have resulted from the acts or omissions of the Resident/Guest, or if Resident/Guest has failed to immediately notify the owner of any of the conditions noted in the proceeding sentence, and Resident/Guest will reimburse the Association for any damages to the apartment resulting from Resident/Guest acts or omissions or failure to notify the Association of such conditions. Resident/Guest agrees to cooperate fully with the Association in the Association's efforts to investigate and correct any conditions that could result in or have resulted in mold growth, including, without limitation, upon Association's request, vacating the apartment for a reasonable periods of time and allow for any investigation and remediation deemed necessary by the Association.

Read and acknowledge by:

Resident/Tenant/Guest