



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

Renters Application

**PLEASE READ ALL FORMS AND COMPLETE THE
APPLICATION IN ITS ENTIRETY.**



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

UNIT#: _____ BUILDING: _____

APPLICANT NAME: _____

APPLICANT SIGNATURE: _____

CONTACT NUMBER(S): _____

EMAIL: _____

- SCREENING FEE: \$100.00 PER PERSON OR \$100.00 PER MARRIED COUPLE
- INTERNATIONAL SCREENING FEE (INCLUDES CANADA): \$125.00 PER PERSON OR \$225.00 PER MARRIED COUPLE
- APPLICANTS MUST PROVIDE A COPY OF THEIR DRIVER'S LICENSE AND/OR PASSPORT WITH VALID VISA OR I-95
- APPLICANT MUST PROVIDE A LETTER FROM THE UNIT OWNER AUTHORIZING THE ADDITIONAL RESIDENT

PLEASE KNOW THAT IT MAY TAKE UP TO 15 BUSINESS DAYS TO RECIEVE APPROVAL FROM THE ASSOCIATION. DURING THAT PERIOD NO INFORMATION WILL BE DISCLOSED. YOU MUST WAIT TO BE CONTACTED BY THE ASSOCIATION.

OCCUPANCY

- NO UNIT SHALL BE USED FOR ANY PURPOSE OTHER THAN A SINGLE-FAMILY DWELLING
- NO STUDIO UNIT SHALL BE OCCUPIED BY MORE THAN TWO INDIVIDUALS
- NO ONE BEDROOM UNIT SHALL BE OCCUPIED BY MORE THAN THREE INDIVIDUALS
- NO TWO BEDROOM UNIT SHALL BE OCCUPIED BY MORE THAN FOUR INDIVIDUALS
- NO THREE BEDROOM UNIT SHALL BE OCCUPIED BY MORE THAN SIX INDIVIDUALS



RATES FOR RESIDENTS

Check or credit card only
No Refunds

Parking fees

- Studio I One bedroom: One (1) free RCA Parking or Assigned outdoor Parking if available.
- Two/ Three bedroom: One (1) free garage owner parking (if available)
- Second car \$420.00 Annual Fee
- Third Car \$840.00 Annual Fee
- Motorcycle \$210.00 Annual Fee
- Nurses parking fee \$30.00/month
- Seasonal parking (100 days or less) \$75/Monthly
- Intermediate term (101 days to 364 days) \$60/Monthly

All parking must be paid by the 30th of January every year. Occupants who do not pay their parking fee by the 30th of January will forfeit the parking spot and the parking spot may be reassigned.

Yearly parking (January -December)

- Second car: \$420.00
- Third car: \$840.00
- Motorcycle: \$210.00

All yearly parking must be paid in advance by the 30th of January
(Unit owners must surrender the parking sticker to the office in order for the tenant to receive parking free of charge)

Miscellaneous Fees

- Transponder: \$50.00
- Medeco key: \$100.00
- ID card: \$20.00
- Condo document book: \$75.00
- Towels: \$30.00 each

RENTERS MUST SUBMIT A ONE MONTH SECURITY DEPOSIT WITH THE APPLICATION

- Screening fee \$100.00
- International Screening fee (Including Canada) \$125.00 per person or \$225.00 per married couple
- Service Elevator reservation for move in and move out fee \$100.00

Notes

1. Parking spaces are not deeded and are assigned by the management office.
2. Parking spaces can only be occupied by the vehicle registered to that spot.
3. Charges for seasonal and intermediate term lessee's will be applicable whether a space is specifically assigned or common area parking is designated (Applies to additional spaces only).

Initials: _____

Initials _____



SECURITY DEPOSIT STATEMENT

This security deposit to The Hemispheres Condominium Association, Inc is for repairs or replacement for any damages caused by this unit to the common elements or in connection with any outstanding amounts owed to the Association by the unit for any unpaid parking. The deposit referenced below and made to the Association is separate and distinct from any security deposit which may negotiated between the unit owner and the tenant.

RECEIVED FROM: _____
(name) (date)

The Sum of \$. _____ (ONE MONTH'S RENT) as security deposit to 'if the Hemispheres Condominium Association, Inc. with the rental of:

Unit: _____ Building: _____ Parking Spot: _____

From: _____ To: _____

The deposit will be returned ONLY to the above name within 15 days of receipt of written notice by the landlord or tenant, that the lease has expired, the unit is vacant and any parking spots have been relinquished and paid in full. Once proper notice is provided, the Association will assess whether any amounts are due for nonpayment or damages to the condominium property caused by the occupants, guests or invitees of the unit and will notify the tenant what will be deducted from this deposit. The tenant agrees to the terms set forth herein.

Tenant: _____
(name of the tenant)

Unit Owner: _____
(name of the unit owner)

Signature

Name

REFUND REQUESTED BY: _____ (name) (date)	REFUNDED: \$ _____ (date)
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THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

Owner/Tenant/Lease Applicant Disclosure and Release Form

As part of the application process for Owner/Tenant Rental/Leasing purposes from _____, I understand that they and/or its agents may conduct an investigation of my personal information. The investigation might include, but is not limited to names and dates of previous/current addresses and/or employment, database search, criminal history records from state, federal and other agencies, bankruptcy records, and credit history. I understand that these records may be used for the eligibility of my Tenant/Lease application. I authorize without reservation the full release of these records for SARMA and/or its agents to obtain information.

I also release and discharge SARMA, and all of its agents and associates, any expenses, losses, damages, liabilities, or any other charges or complaints for the investigative process. I also authorize the full release of the information described above, without any reservation, on behalf of this application for Tenant/Lease verification purpose. I also certify that all information provided is correct on the application to the best of my knowledge. Any false statements provided will be considered just cause for cancellation of my Rental/Lease application.

SARMA will upon request, supply a copy of the credit report and my rights under the Fair Credit Reporting Act. SARMA can be reached at 1-800-955-5238.

Credit/Criminal/Certification Release Authorization

I hereby authorize SARMA to obtain a credit report in connection with my application at _____. I understand that my credit report and the information therein shall be used in compliance with the Fair Credit Reporting Act or appropriate regulations. I also understand that I have a right to obtain a copy of my own credit report and can dispute any information.

I, _____ hereby authorize, without any reservation, any database/bureau contacted by SARMA to obtain the above credit/other report type information.

PLEASE PRINT:

Applicant (Last Name) (First Name) (Middle Initial)

Applicant (Maiden Name/Former Name)

Current Address, City and Zip Code

Former Address, City and Zip Code

Current Employment, Address, City, State and Zip Code/

SSN (Applicant)

Date of Birth (Applicant)

Driver License Number

State of Issue

Signature (Applicant)

(Date)



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

Date: _____

Personal Information

Applicants Name: _____ Date of Birth: _____

Driver's License Number: _____ State: _____

Marital Status: _____

Other occupants under the age of

18: Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____

DO YOU OWN PETS: YES NO
(Dogs are prohibited)

Emergency contact:

Name: _____ Phone number: _____

Residential History

Present Street Address: _____

State: _____ Zip: _____ Payment: _____

Landlords Name: _____ Phone: _____

Reason for Moving: _____

Previous Street Address: _____

State: _____ Zip: _____ Payment: _____

Landlords Name: _____ Phone: _____

Reason for Moving: _____



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

Employment History

Present employer: _____

Position: _____ Supervisor: _____

Address: _____ Phone: _____

Date of Employment: _____

Gross Annual Salary (including fees, tips, commissions and bonuses) \$ _____

Other income you want to disclose \$ _____

Previous employer: _____

Position: _____ Supervisor: _____

Address: _____ Phone: _____

Date of Employment: _____ Gross Weekly Salary: _____

Bank Information

Bank Name and Branch: _____

Bank Name and Branch: _____

Credit References

Creditor: _____ Account #: _____ Mo Payment: _____

Creditor: _____ Account #: _____ Mo Payment: _____

Creditor: _____ Account #: _____ Mo Payment: _____

Vehicles

Year: _____ Make: _____ Model: _____ Tag: _____ Registered to: _____

Year: _____ Make: _____ Model: _____ Tag: _____ Registered to: _____

Year: _____ Make: _____ Model: _____ Tag: _____ Registered to: _____



Unit#: _____ Building: _____

Applicant has submitted the sum of \$100.00 which is non-refundable payment for a background screening processing charge of the applicant. Such sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing the application.

It is understood and agreed between the parties that in the event this application for the above reference apartment is rejected by The Hemispheres Condominium Association the said sum so received, as security deposit shall be returned to the applicant without interest. It is further understood and agreed that in the event that said application is approved and accepted by The Hemispheres Condominium Association then the said amount received below shall be applied on the security deposit so called for the lease entered into between the parties. It is further understood and agreed by the parties that in the event that said application is approved and accepted by The Hemispheres Condominium Association and applicant refuses to enter into a lease agreement for the period of time as called for in the applicant's application then the sum so received shall be retained by The Hemispheres Condominium Association to serve as liquidation damages it will suffer by reason of applicant's failing to enter into residency of that above stated apartment, but the acceptance or rejection by the applicant shall remain with the sole discretion of The Hemispheres Condominium Association. I hereby authorize and give the right to verify reasonable means the application to exercise at its sole discretion as to whether to reject this application and/or terminate any lease which may be entered into between the parties pursuant to this application, whether during the term of the lease or any extensions or renewal thereof if the applicant has made any false statement or misrepresentation whatsoever in the application.

Applicant has deposited the sum of \$ _____ which is to be applied to the security deposit in reference to the above apartment unit.

Applicant's signature: _____

Date: _____



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

ADDENDUM TO LEASE

THIS ADDENDUM made this _____ day of _____, is attached to and forms an integral part of the lease to which it is attached, dated _____ for a term commencing _____ and expiring _____ (hereinafter referred to as the "Lease") by and between _____ (hereinafter referred to as "Owner" or "Lessor") and _____ (hereinafter referred to us as "Lessee") for unit # _____ within the _____ Building of The Hemispheres Condominium located at _____ South Ocean Drive, Hallandale Beach, FL 33009 (hereinafter referred to as the "Unit"). In the event this Addendum conflicts with, varies or modifies terms and provisions of said Lease, then in such event, the terms and provisions of this Addendum shall control and govern the rights and obligations of the parties.

WITNESSETH:

WHEREAS, Lessor is the Owner of the Unit, and wishes to lease said Unit to Lessee; and

WHEREAS, The Hemispheres Condominium Association, Inc. (the "Association"), pursuant to Section 9.031 of Article IX of the Association's Declaration of Condominium (the "Declaration"), has the right to approve leases of units within The Hemispheres Condominium (the "Condominium") and

WHEREAS, pursuant to Section 9.034 of Article IX of the Declaration, the Association has the authority to require the Lessor and Lessee to execute a standard Lease Addendum and in connection therewith the Association is requiring that this Addendum to Lease form be executed by Lessor and Lessee

NOW; THEREFORE, in consideration of the terms set forth herein and other good and valuable consideration, the receipt and adequacy of which the parties hereby acknowledge, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated her in by this reference.
2. Lessee shall abide by and comply with the provisions of the Association's Declaration, By-Laws, Articles of Incorporation and all rules and regulations, as same may be amended from time to time (hereinafter referred to as the "Governing Documents") and shall comply with all laws, ordinances, regulations and administrative rules applicable to the Unit including, but not limited to Chapter 18, Florida Statutes, (the "Condominium Act"). By executing this Addendum, the Lessee acknowledges receipt of the Governing Documents from the Lessor and acknowledges review of same
3. In the event Lessor is delinquent in the payment of any monthly maintenance assessments or Special assessments due to the Association, the rent for the unit shall be applied by the Lessee to payment of any delinquent assessment or installment thereof due to the Association before payment of the balance, if any, of such rent to the Lessor. If any such assessments and installments are not paid within ten (10) calendar days after the due date, the Association shall notify the Lessor of such delinquency by certified and regular mail to the last address furnished to the Association by Lessor and shall notify Lessee of same by regular mail to the Unit address. Upon receipt of such notice, Lessee shall immediately pay to the Association the amount of such delinquent assessment, including late fees, interest, collection costs and attorneys fees (if any), and shall deduct such sums paid to the Association from the next rental payment. Notwithstanding the foregoing, in the event the sums owing to the Association exceed the Lessee's rental payment, Lessee shall not be obligated to pay any sums in excess of such rental payment to the Association. If any excess sums are due to the Association, the Lessee is authorized to continue to deduct such sums from each rental payment until such sums have been paid in full.
4. In the event the Lessee fails to pay delinquent assessments and costs and fees incidental thereto, the Lessee shall be deemed in default under the Lease and subject to eviction proceedings as described in paragraph 5 of this Addendum, in addition to all other remedies the Association shall have. The collection of rental payments from the Lessee shall not be deemed an election of remedies, and the Association may still proceed to collect delinquent assessments in accordance with the Governing

Documents and the Condominium Act, including but not limited to the filing of a claim of lien, foreclosure, and personal money actions.

5. Lessee agrees to abide by this Addendum, the Governing Documents and all applicable laws, ordinances and regulations. If Lessee fails to comply with this Addendum, the Governing Documents or any applicable laws, ordinances and regulations, Lessor shall promptly commence action to evict Lessee. If Lessor fails to promptly commence action to evict Lessee, Lessor hereby authorizes the Association as the Lessor's agent and attorney in fact, to commence eviction proceedings. In the event the Association files an action for eviction, the Lessor and Lessee shall be jointly and severally liable for all attorney's fees and costs, including appellate proceedings. Nothing contained herein shall be deemed to obligate the Association to commence eviction proceedings or to preclude the Association from pursuing any other available legal remedies.
6. Prior to occupancy of the Unit, Lessee shall be required to place in escrow with the Association a security deposit equivalent to the sum of one (1) month's rent which may be used by the Association to repair any damages to the Common Elements or Association property resulting from any acts or omissions of the Lessee (as determined in the sole discretion of the Board of Directors). The Lessor shall be jointly and severally liable with the Lessee to the Association for any amount in excess of such sum which may be required by the Association to effect such repairs. Such security deposit shall be administered in accordance with Part II of Chapter 83, Florida Statutes. Lessee shall not be entitled to interest on the security deposit.
7. Lessee shall not be entitled to occupy the Unit prior to receipt of written approval from the Board of Directors as specified in Section 9.031 of Article IX of the Declaration.
8. The Unit shall be possessed, occupied and utilized solely for the purpose of a private single family residential dwelling and for no other purpose. Lessee warrants and represents that the only occupants of the Unit will be the following individuals:

9. The Association and/or its authorized agent (s) shall have the irrevocable right to have access to the Unit as may be necessary for inspection, maintenance repair or replacement of any Common Elements accessible therefrom, or for making emergency repairs necessary to prevent damages to the Common Elements or other units.

10. The Lessee shall not assign the Lease, nor sublet or permit the unit or any part thereof to be used by others without the prior written approval of the Association.
11. The Lessee agrees not to keep anything in the Unit which will increase the insurance rates of the Association or interfere with the rights of other residents of the Association by creating unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in the Unit, or on the Common Elements, or the Limited Common Elements.
12. Without limiting the generality of the requirement that Lessee comply with all provisions of the governing documents, the Lessee specifically acknowledges that no dogs may be maintained in the Unit.
13. There shall be no extensions or renewals of the Lease without the prior written approval of the Association.
14. Lessee and Lessor specifically acknowledge that as of the expiration date of the term of the Lease, unless the appropriate documentation has been provided to the Association evidencing that the term of the Lease has been renewed, the Lessee shall have no access or use rights in the Association's property, including, but not limited to, all Common Elements and amenities except as an invited guest.
15. When used herein, the singular shall include the plural, the plural the singular and the use of any gender shall include all genders as appropriate.
16. The partial or complete invalidity of any one or more provisions of this Addendum, or any other instrument required to be executed by Lessee in connection with the leasing of the Unit, shall not be affected thereby, and each and every term and provision otherwise valid shall remain valid and be enforced to the fullest extent permitted. The failure of any of the terms, covenants or conditions of this Addendum, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenants, conditions or rights as respects further performance.
17. Nothing contained in the Lease, this Addendum, or the Governing Documents shall in any manner: (i) be deemed to make the Association a party to the Lease or this Addendum (except to the extent that the Association is an intended third party beneficiary of any of the covenants contained in the above referenced documents which are for the benefit and protection of the Association and are necessary to enable the Association to enforce its rights hereunder; (ii) create any obligation or liability on the part of the Association to the Lessor or Lessee (including,

without limitation, any obligations as a landlord under applicable law or any liability based on the Associations approval of the Lessee pursuant to the Declaration, such approval being solely for the benefit of the Association, or create any rights or privileges of the lessee under the Lease, this Addendum, or the Governing Documents as to the Association.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the date and year first above written.

Signed, sealed and delivered
In the presence of:

OWNER(S)/LESSOR(S)

LESSEE(S)

The HEMISPHERES CONDOMINIUM ASSOCIATION, INC. acknowledges receipt of this Lease Addendum, This _____ day of _____, 2

THE HEMISPHERES
CONDOMINIUM ASSOCIATION, INC

By: _____

Title: _____

The Hemispheres Condominium Association, Inc

MAINTENANCE & APPLIANCE SERVICES IN UNITS

I (WE), unit owner (s) of record of apartment _____ building _____ as lessor (s)
have rented said Unit to the lessee(s) named below.

Name of Lessee(s) _____

The lease in effect commences on _____ (date) and
terminates on _____ (date)

I (WE) hereby AGREE _____, DO NOT AGREE _____ to pay for any
maintenance and / or appliance servicing performed in said unit, requested by
the lessee, for which a charge may be made to the Unit owner(s) of record.

Printed Name(s) of unit owner(s) (last name first)

Signature(s) of unit owner(s)

Date

**"SUMMARY OF
IMPORTANT RULES TO ABIDE BY"**

- A unit owner is only allowed one (1) rental per year after completion of one year of ownership and the absolute minimum rental is for 3 months. Illegal renters will not be tolerated!
- Barbecuing is not allowed on the balconies or in the common areas. We have a BBQ located in the Bay side area for residents to use.
- Satellite dishes shall be installed within the boundaries of the ten-ace (or balcony) area only with written authorization from the association or the General Manager.
- Clothing or towels should not be hung on balcony railings.
- Beach umbrellas are not allowed on balconies.
- Sliding glass doors and windows must be closed at all times. Leaving them open will cause air conditioning problems. Moisture and mold buildup inside the residence and cause disturbances to other units. Importantly, open doors and windows increase energy cost to all unit owners.
- Proper attire, such as shirts & shoes, are required in the Tower Lobbies. Wet bathing suits are prohibited in the Tower Lobbies. Residents and guests with bathing attire must use lower lobbies.
- Everyone must read and follow the **"Pool Rules"** posted by the pool entrances such as:
 1. No food or beverages (water allowed) except in designated areas.
 2. One fitted towel covering the full length of the chaise lounge must be used. All new owners and renters, must purchase from the association a minimum of two towels upon registration.
 3. Float devices, beach balls, snorkels, scuba gear, fins, etc., are prohibited except personal floating devices that attach completely around the body and are U.S. Coast Guard approved.
- Children under 12 years of age must be accompanied by an adult in the pool area; and children under 5 years of age in the pool must be actively supervised by an adult in the pool with the child.
- No jumping allowed in the pool area.
- Anyone incontinent, in diapers or training pants are not permitted in any pool unless they are wearing a leak proof swimmer's diaper.
- Individuals using the pool area shall have their access cards readily available to identify themselves. Guest must be accompanied by a resident or unit owner.
- Access cards must be used only by owner of the card. Anyone caught using someone else's card will have card confiscated.

- All cars and motorcycles must be registered with the parking office which is open Monday to Friday 8 am to 4 pm. Cars arriving during the weekend or after office hours must register their car with the security department in any of the lobby entrances to obtain a "courtesy pass."
- All cars must park "head in" only.
- Any unit owner with overnight guests must notify the office ahead of time and provide the office with the names and length of stay.
- No dogs allowed on the premises.
- Unit owners are responsible for their visitors and tenants.
- There shall be no solicitation by any individual, company or organization on the Hemispheres' premises. Under door distributions of any kind are strictly prohibited, except for informational notices authorized by the General Manager or Board of Directors.
- No littering by residents or their guests on our premises or the beach.
- All renters and visitors must be made aware of the rules and they must obey them.
- The association publishes a monthly newsletter which provides information from Management and the Board of Directors as well as a monthly calendar of events. The newsletter also appears on the Hemispheres website at www.thehemispheres.com
- Community Channel 800I provides information of upcoming events and reminders.

NOTE: A book with a complete set of rules and regulations is available at the office.

I acknowledge that I have read the above "Summary of Important Rules" and will abide by them.

Signature: _____

Date: _____



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

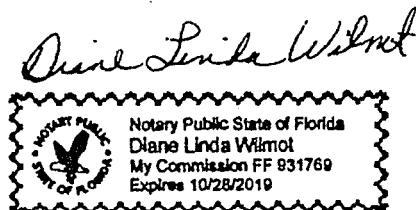
**NOTICE OF RESULT OF OPT OUT VOTE TO FOREGO
FIRE SPRINKLER SYSTEM RETROFITTING**

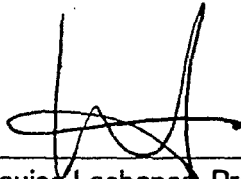
Pursuant to Florida Statutes, Section 718.112(2)(l)(1), the Association notifies each owner that **836** of the voting interests, which is more than a majority of all voting interests in the Association, voted to opt out from (forego) the fire sprinkler retrofitting of the common elements, association property and units.

Each current owner must provide a copy of this Notice to any new owner prior to closing and to any renter before signing a lease.

Dated: August 25th, 2016

**The Hemispheres Condominium
Condominium Association, Inc.**



By: 
Louise Lachance, President

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HOLD HARMLESS AND INDEMNIFICATION FOR HEMISPHERES
PARKING LOTS AND GARAGES

_____ of unit _____ shall indemnify and hold harmless, the Hemispheres Condominium Association, Inc. and all of its agents and representatives from all suits and claims of any character whatsoever which arise from driving/parking or theft of their vehicle/motorcycle or any method of transportation in the garage, or the contents of any vehicle/motorcycle or rnetpod of transportation, brought on to the property, whether insured or uninsured. The Hemispheres Condominium Association is not responsible for the contents or the vehicle/motorcycle or any method of transportation while on the property. The occupant understands that they are waiving any claims to any theft or property damages, by any means and for any reason or from any claims arising any maintenance, theft, loss or damages to the occupant, their guests or invitees or anyone corning on to the property for the occupant.

_____ shall be liable for all personal and property damages of any character resulting from any act, omission, negligence, or misconduct in the garages or parking areas for the Association.

OCCUPANT NAME

DATE

UNIT NUMBER/BUILDING