

THE COURTS AT KENDALL Rental application 2025

15490 SW 80TH STREET MIAMI FL. 33193

sdiaz@thecourtsatkendall.miami – 786.615.9660

APPLICATION FOR RENTAL

Dear Applicant, enclosed you will find an application for Lease for The Courts at Kendall; The purpose of this approval process is to ensure you are fully aware of the rules and regulations of this community and that you agree to abide by them.

Please be advised that to process your application in a timely manner and within twenty (20) business days from the day it is submitted, the following requirements must be met Prior to occupancy or moving in, prospective tenants must be approved and interviewed by the courts at Kendall Office.

1. Instructions

All payment must be pay to **The Courts at Kendall Condominium** Money Order or Cashier's Check only (No refunds – No personal checks accepted).

- Application Fee: \$150.00

- Every prospective applicant over 18 years of age must pay a separate fee of \$100.00, unless legally married (must provide marriage certificate).

Additional Items Available for Purchase

Owners and tenants may purchase the following access items from **The Courts at Kendall Condominium Office**:

For Owners:

- Gym FOB: **\$25.00** each
- Pedestrian Key: **\$35.00** each
- Pool Key: **\$35.00** each

For Tenants:

- Visitor Parking Pass (Tenant): **\$10.00** each
- Transponder: **\$55.00** each

• **For renewal of a Visitor Parking Pass (Guest Pass), applicants must bring a valid Driver's License, current Vehicle Registration, and the expired pass being replaced.**

All payments must be made by **Money Order or Cashier's Check** payable to **The Courts at Kendall Condominium**. (No personal checks accepted.)

\$45.00 Pet fee payable to **The Courts at Kendall** (if applicable) and pet picture.

Applicants with pets must also **complete the Pet Application Form, present updated vaccination records, and provide proof of Miami-Dade County pet registration certification**. All pets must **always wear a collar with a visible identification tag** while on the property.

All questions must be fully answered (SSN, Tag #, DOB, cars, full name, employment, phone, email, etc.).

2. Important Notice (no exceptions)

- A copy of the fully executed lease agreement signed by both parties.
- Three (3) personal reference letters.
- Employment letter or two (2) most recent pay stubs.
- Landlord reference letter (if currently renting).
- Copy of vehicle registration **and a photo of the vehicle properly parked within the assigned parking space (vehicle must not exceed or pass the parking limits)**.
- Copy of Driver License and/or Copies of IDs for all occupants.
- Copy of Police Background Check (REQUIRED): Each applicant 18 years or older must provide a copy of their local police background check from the Miami-Dade Police Department or from the police department of their current city of residence (if currently living outside Miami-Dade). Applications without this requirement will not be accepted.

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Check list:

Expected Move in Date: _____ Unit: _____

Date for application: _____ How many applicants _____

1. _____ \$150.00 Payable to The Courts at Kendall Condominium (Cashier's Check or Money Order) Per first applicant or per Married Couple (Proof maybe required.)
2. _____ \$100.00 Payable to The Courts at Kendall Condominium for subsequent applicant age 18 or older as an application fee.
3. _____ Copy of Driver's License and/or Copies of IDs for all occupants.
4. _____ A copy of the fully executed lease agreement signed by both parties
5. _____ Copy of vehicle registration & vehicle pictures. (one from each side)
6. _____ \$45.00 Pet fee payable to The Courts at Kendall Condominium
7. _____ Signed of Pet Form and picture
8. _____ Three (3) personal reference letters
9. _____ Employment letter or two (2) most recent pay stubs.
10. _____ Landlord reference letter (if currently renting).
11. _____ Copy of vehicle registration & vehicle picture (for car decal).
12. _____ Copy of Driver License and/or Copies of ID's for all occupants.
13. _____ Signed of Affirmation of the complete community rules & regulations.
14. _____ Signed of Lease addendum
15. _____ Signed and initials of Rules and Regulations

THE COURTS AT KENDALL PURCHASE APPLICATION 2026

PERSONAL INFORMATION APPLICANT 1

Full Name: _____

Date of Birth: _____ SSN: _____ Phone: _____

Current Address: _____

Driver License: _____ Email: _____

Employer: _____ Business Address: _____

Position: _____ Supervisor Name: _____ Employed Since: _____

Gross Monthly Salary: _____ Business Phone: _____

Special Condition or Disability? Yes ☐ No ☐ Military Service Member? Yes ☐ No ☐

Need Assistance in Case of Emergency? Yes ☐ No ☐

Emergency Contact (Name & Phone): _____

2. BACKGROUND INFORMATION

Have you ever had an eviction filed or left owing money to an owner/landlord? Yes ☐ No ☐

Have you ever had adjudication withheld or been convicted of a crime? Yes ☐ No ☐

If yes case number: _____

Have you ever declared bankruptcy? Yes ☐ No ☐

Have you ever been subject to a restraining order or legal restrictions? Yes ☐ No ☐

Have you ever been involved in harassment, discrimination, or misconduct? Yes ☐ No ☐

If yes case number: _____

VEHICLE

Make _____ Model _____ Year _____ Color _____

Tag # _____ State _____ VIN #: _____

Signature: _____ **Date:** _____

PERSONAL INFORMATION APPLICANT 2

Full Name: _____

Date of Birth: _____ SSN: _____ Phone: _____

Current Address: _____

Driver License: _____ Email: _____

Employer: _____ Business Address: _____

Position: _____ Supervisor Name: _____ Employed Since: _____

Gross Monthly Salary: _____ Business Phone: _____

Special Condition or Disability? Yes ☐ No ☐ Military Service Member? Yes ☐ No ☐

Need Assistance in Case of Emergency? Yes ☐ No ☐

Emergency Contact (Name & Phone): _____

2. BACKGROUND INFORMATION

Have you ever had an eviction filed or left owing money to an owner/landlord? Yes ☐ No ☐

Have you ever had adjudication withheld or been convicted of a crime? Yes ☐ No ☐

If yes case number: _____

Have you ever declared bankruptcy? Yes ☐ No ☐

Have you ever been subject to a restraining order or legal restrictions? Yes ☐ No ☐

Have you ever been involved in harassment, discrimination, or misconduct? Yes ☐ No ☐

If yes case number: _____

VEHICLE

Make _____ Model _____ Year _____ Color _____

Tag # _____ State _____ VIN #: _____

Signature: _____ **Date:** _____

PERSONAL INFORMATION APPLICANT 3

Full Name: _____

Date of Birth: _____ SSN: _____ Phone: _____

Current Address: _____

Driver License: _____ Email: _____

Employer: _____ Business Address: _____

Position: _____ Supervisor Name: _____ Employed Since: _____

Gross Monthly Salary: _____ Business Phone: _____

Special Condition or Disability? Yes ☐ No ☐ Military Service Member? Yes ☐ No ☐

Need Assistance in Case of Emergency? Yes ☐ No ☐

Emergency Contact (Name & Phone): _____

2. BACKGROUND INFORMATION

Have you ever had an eviction filed or left owing money to an owner/landlord? Yes ☐ No ☐

Have you ever had adjudication withheld or been convicted of a crime? Yes ☐ No ☐

If yes case number: _____

Have you ever declared bankruptcy? Yes ☐ No ☐

Have you ever been subject to a restraining order or legal restrictions? Yes ☐ No ☐

Have you ever been involved in harassment, discrimination, or misconduct? Yes ☐ No ☐

If yes case number: _____

VEHICLE

Make _____ Model _____ Year _____ Color _____

Tag # _____ State _____ VIN #: _____

Signature: _____ **Date:** _____

PERSONAL INFORMATION APPLICANT 4

Full Name: _____

Date of Birth: _____ SSN: _____ Phone: _____

Current Address: _____

Driver License: _____ Email: _____

Employer: _____ Business Address: _____

Position: _____ Supervisor Name: _____ Employed Since: _____

Gross Monthly Salary: _____ Business Phone: _____

Special Condition or Disability? Yes ☐ No ☐ Military Service Member? Yes ☐ No ☐

Need Assistance in Case of Emergency? Yes ☐ No ☐

Emergency Contact (Name & Phone): _____

2. BACKGROUND INFORMATION

Have you ever had an eviction filed or left owing money to an owner/landlord? Yes ☐ No ☐

Have you ever had adjudication withheld or been convicted of a crime? Yes ☐ No ☐

If yes case number: _____

Have you ever declared bankruptcy? Yes ☐ No ☐

Have you ever been subject to a restraining order or legal restrictions? Yes ☐ No ☐

Have you ever been involved in harassment, discrimination, or misconduct? Yes ☐ No ☐

If yes case number: _____

VEHICLE

Make _____ Model _____ Year _____ Color _____

Tag # _____ State _____ VIN #: _____

Signature: _____ **Date:** _____

ADDITIONAL OCCUPANTS (MINORS ONLY)

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

LANDLORD INFORMATION

Landlord Name: _____

Phone Number: _____ Email: _____

Realtor info (if applicable):

Name: _____

Phone number _____

Email _____

Real Estate Office _____

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Pet Registration Form

Name of pet _____ Type of pet _____
Color/Marking _____ Age & DOB _____
Breed _____ Gender _____

Spayed/Neutered Yes () No ()

These are the most important basic rules; however, they do not override or invalidate the broader regulations contained in the Condominium Bylaws, nor the applicable animal regulations of the State of Florida and Miami-Dade County.

Registration – All pets must be registered with management and approved prior to move-in.

1. **. Leash Policy** – Pets must be on a leash and under control at all times while in all common areas.

All pets must also **wear their collar with visible identification tags** as required by

Miami-Dade County regulations. Waste Disposal – All residents must immediately clean up after their pets in all areas of the property.

2. Noise - Pets must not create excessive noise or disturbance to neighbors.
3. Aggressive Behavior – Aggressive pets are not permitted. Any incident may result in removal of the pet.
4. Restricted Breeds/Species – Certain breeds or exotic animals may be prohibited by condominium bylaws or local law
5. Supervision – Pets may not be left unattended in balconies, patios, or common areas.
6. Liability – Owner of the pet fully responsible for any damage or injury caused by their pets.
7. Pet limit – Only one pet is permitted per unit; pet must not exceed the maximum weight limit established by the condominium 25 pounds.
8. Pet fee – A non-refundable pet fee.
9. Prohibited areas – Pets are not allowed in the pool, gym, clubhouse, playground, or other designated areas.
10. Health & Hygiene – Pets must be free from fleas, ticks, and other parasites
11. **Signature:** _____ **Date:** _____

THE COURTS AT KENDALL Rental application 202

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Affirmation of the complete community rules & regulations.

I have received a copy of the complete rules and regulations of The Courts at Kendall Condo last approved. I have read and fully understand them and agree to abide by ALL the rules while living or visiting The Courts at Kendall.

I understand that The Courts takes the rules seriously and that any rule violations by anyone residing at or visiting any unit at The Courts will result in Fines, Lease renewals being denied and or Eviction. You are responsible for the actions of your visitors and must ensure their compliance.

Applicant Print / Sign

Applicant Print / Sign

Acknowledgment of Individual

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date),
by _____ (name), who is personally
known to me or who has produced _____ (type of identification)
as identification. _____

Notary Public

Printed Name: _____

My Commission Expires: _____ Commission _____

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LEASE ADDENDUM

In the event LESSOR (OWNER) becomes delinquent in the payment of any monthly maintenance assessment due the Condominium Association and if such delinquency continues for a period to excess of ten (10) days, the LESSEE (TENANT) upon receiving written notice of such delinquency from the Condominium Association or its' Agent, shall pay the full amount of such delinquency as set forth in said notice to the Condominium Association, in care of the Management Company for the benefit of the Condominium Association.

LESSEE is authorized to deduct from rental payment due to the LESSOR the amount paid to cure the delinquency. It is understood and agreed by the LESSOR that the LESSEE shall continue to pay the monthly maintenance payments thereafter until the expiration of the lease. It is further understood and agreed such deductions from the rental payment will not constitute default of rent to the LESSOR.

It is understood the Association has the right to evict the tenant(s) for non-payment of the Association's assessments with seven (7) days' notice. Additionally, the LESSOR considered payments to the Association effectively are to be considered payments to the LESSOR and cannot pursue eviction for failure to receive funds personally.

UNIT ADDRESS: _____

Lessor / Owner Print name/ Sign & date _____

Lessor / Owner Print name/Sign & date _____

Lessor / Owner Phone _____ Lessor / Owner e-mail _____

Lessee /Tenant Print name/Sign & Date _____

Lessee /Tenant Print name/ Sign & Date _____

Lessee /Tenants Phone _____ Lessee /Tenants e-mail _____

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Rules and Regulations

Violating the rules will be cause for lease denials or eviction.

Security/Staff: All residents/guests must identify what unit they live in or are visiting if asked by any staff or security personnel, if not they will be asked to leave the property and the police will be called.

Rentals: Initial Leases are for 1yr, no short-term rentals and lease renewals are contingent on adherence to the rules. Additionally, people desiring to live in any unit at any time must go through the approval process. Owners must be current on their maintenance fees for a unit to be rented. If an owner is behind on their maintenance fees, the association may demand the tenant pay their rent directly to the association to cover the owners owed amount, this would count towards what they owe the landlord.

Pets: Are permitted, 1 per unit limit with a combined full-grown weight not to exceed 25lbs. Pets must be always leashed and picked up after. Must register pets with office and no aggressive breeds.

Moving and deliveries are permitted Monday – Saturday 9am – 5pm. Overnight U-Haul trucks contact office and register with On Call, IF NOT APPROVED WILL BE TOWED.

Units are expected to be occupied at the rate of two people per bedroom, including children.

Visitor Parking:

Gates: Tailgating and or Damage to the gates will include a minimum fine of \$250

Amenities: Pools, playground: Open daily from dawn till dusk, when the lights coming on these areas are closed. Pools must have an owner or lessee present, no unaccompanied minors, which tends to be a problem. No animals, grills, electronics, toys, floatation devices, food, alcohol or glass containers are permitted on the pool deck. Proper swimming attire is required. Pool gates are to always remain locked.

Balconies: No obstructions – Balconies must remain free of large item that block access or views.

Furniture & decorations – Only outdoor – approved furniture and potted plants. Items must be safe and stable.

No hanging items over railing – clothes, towel, or any objects may not be draped over balcony railing.

No barbecues – grills, fire pits or candles are prohibited.

Noise & Conduct – Activities on balconies must not disturb neighbors. Excessive noise is prohibited.

No storage, bicycles, toys or other personal items are not allowed on balconies

Pets – Pets must no be left unattended on balcony, pet cages or enclosure are not allowed.

Compliance – These rules do not override condominium bylaws, local fire codes or safety regulations.

Miscellaneous Rules: Water from the buildings is not for car washing. No personal items of any resident are allowed to be anywhere other than inside his or her unit. No window treatments visible from outside that standout from the building exterior are permitted. No signage by any resident is allowed to be placed anywhere including doors and windows. Smoking of any kind is prohibited anywhere on the property. This does not include inside your unit. Adult supervision is always required on the property for children and including young adults.

The lake is not for swimming, fishing or boating. Harming wildlife around the property is a crime. Dual usage is not permitted, if an owner rents the unit, the tenant has the usage of the amenities. No gas or electric vehicles of any kind are permitted on the sidewalks, and do not include staff.

No automotive work of any kind or vehicles leaking fluids, tow and or repair costs will be imposed.

Parking/Towing:

Immediate Towing Violations:

- Parking on the grass, sidewalk (4 wheels)
- No parking zone

- Fire lane
- No block access to the dumpsters or gates.
- Parking in another reserved space and they request for the car to be towed.
- No Boat trailer/ trailers of any kind, RV, Motorcycle, Semitruck.
- Banned, suspended, declined vehicles or vehicles with altered plate or temporary tag.
- Each parking space may hold either one car or one motorcycle only
- Parking in a disabled space without the proper placard properly displayed.
- Double parked.
- No plate displayed properly or no plate on vehicle.

1 Warning before tow or boot.

- Expired or missing Florida Vehicle registration tag. Warnings till limit reached annual/unit
- Head in Parking only, no reverse parking.
- Not Registered, expired, restricted with on Call,
- Flat tire or inoperable vehicle