

WIMBLEDON TOWNHOUSE CONDOMINIUM III ASSOCIATION
C/O Acclaim Management, Inc.
4360 West Oakland Park Blvd Lauderdale Lakes, FL 33313
Phone: 954-640-6100 Fax: 954-640-0681
info@acclaimcares.com

Renter's Application

The attached application forms MUST be completed in FULL by each applicant 18 years and older. Each application should be returned to: Acclaim Management along with a \$100 money order or check for each application or \$125 for a married couple. All payments must be made payable to Acclaim Management, Inc.

All application fees are non-refundable.

In addition, the following items and or terms are required to accompany the application form and fee.

1. Copy of the executed lease agreement. Lease agreement signed by landlord and tenant
2. Copy of a current photo ID or Resident Alien Card for each applicant
3. Proof of income:
 - Copy of 3 current pay stubs or 2 months bank statements showing direct deposit from employer
 - Written verification from employer (must be obtained by background check company)
 - If self-employed, copy of previous year's tax returns and P+L for the current year. Corporate tax returns are not accepted
4. Minimum credits score requirement for renters is 650. Applicants without a social security number must provide a Visa or Visa Waiver and must provide an international background check.
5. Renters must show a minimum household income of twice (2x) the monthly rent.
6. **NO PETS ALLOWED. No cats, No dogs, No chickens etc.**

This application packet is considered incomplete and will not be accepted until all information has been received. The association allows thirty (30) days to process and approve all applications.

Upon receipt and verification of all materials submitted, a personal interview with the Board of Directors will be scheduled. The applicant(s) will be notified of the date, time & place of the personal interview.

Management is not responsible for approvals or denials only the board of directors for Wimbledon Townhouse Association III, Inc. Applicants agree to be governed by the determination of the Board of Directors.

OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED!

**WIMBLEDON TOWNHOUSE CONDO ASSOCIATION
PHASE III**

Dear Prospective Resident,

On behalf of the Board of Directors of Wimbledon Phase III, we would like to take this opportunity to thank you for your interest in our community.

Wimbledon Condominium has four (4) phases, Phases I, II and III consist of 304 townhouses surrounding a 13 acre lake. Phase IV is located on the east side of NW 56th Ave. The recreational facilities include two tennis courts, a basketball court, two swimming pools, children's wading pool and a playground. These facilities are maintained by the Master association and not Phase 3 specifically. To use these facilities, all residents must show a valid Florida ID with a current Wimbledon address on it.

Your residence is located in the Phase III section of Wimbledon which consists of 13 buildings and 84 units. There are five members on the Board of Directors, each one is an owner in the community. Elections occur annually and unit owners in good standing are encouraged to attend the meetings and participate.

The monthly maintenance fee for 2026 is **\$300.00** per month. Our management company is Acclaim Management, Inc. and the assigned licensed property manager is Milette Manos.

All Payments should be made payable to Wimbledon Townhouse Condo III and either

- 1) Mailed to Acclaim Management, Inc. 4360 W. Oakland Park Blvd. Lauderdale Lakes, FL 33313
- 2) Paid online through the owners portal which can be found at www.acclaimcares.com
- 3) Delivered to the office 9am to 4pm Monday through Friday or dropped in the overnight slot

Included in the monthly fee is trash pick-up. Almost anything may be placed in the large green container. You are encouraged to recycle cans, aluminum, plastic, and newspapers using the recycle container. If you do not have either container, please call the city of Lauderhill or Waste Management.

Pick up days are Wednesdays and Saturdays. Place containers at the curbside no sooner than 5:00PM on the preceding day. Bulk trash which is considered large items such as furniture, lumber, boxes and toys are picked up once per month. Check with the city for the day and time.

All problems associated with the property should be directed to **Acclaim at 954-640-6100 or info@acclaimcares.com**. We have a full-time maintenance person to handle most problems that arise regarding sprinklers and minor exterior repairs.

If you have any further questions, please don't hesitate to call Acclaim or attend one of the monthly meetings.

Sincerely,

The Board of Directors for Wimbledon Townhouse Condominiums Phase 3 Association, Inc.

Wimbledon Townhouse Condominium Association III, Inc.

c/o Acclaim Management Inc.
4360 West Oakland Park Blvd. Lauderdale Lakes, Florida 33313
Office: (954)640-6100 fax: (954)640-0681
Email: info@acclaimcares.com

RENTAL TRANSACTIONS

MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS

Preferred Move-In: _____

Property Address: _____ **Building:** _____

Rental Price: _____

Applicant(s) Name _____

Contact # _____ **Email** _____

Co-Applicant(s) Name _____

Contact # _____ **Email** _____

Owner's Name _____

Current Mailing Address _____

Contact # _____ **Email** _____

Renter's Real Estate Agent _____

Contact # _____ **Email** _____

Owner's Real Estate Agent _____

Contact # _____ **Email** _____

READ FIRST: Complete all questions and fill in all the blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, the order can be cancelled but your fee will not be refunded. Rev. 11/2025

**** THIS APPLICATION IS FOR A SINGLE PERSON OR A LEGALLY MARRIED COUPLE ONLY! ****

APPLICATION FOR OCCUPANCY

Association Name: _____

Circle one: Purchase - Lease - Occupant - Unit. # _____ Bldg.# _____ Address applied for: _____

Full Name _____ **Date of Birth** _____ **Social Security #** _____

Circle One: Single - Married - Separated - Divorced - How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Applicant's Cell Number(s) _____ Applicant's Email Address _____

Co-Applicant _____ **Date of Birth** _____ **Social Security #** _____

Other legal or maiden name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

Co-Applicant's Cell Number(s) _____ Co-Applicant's Email Address _____

No. of people who will occupy unit – Adults (over age 18) _____

Names and ages of others who will occupy unit _____

In case of emergency notify _____ Address _____ Phone _____

PART I – RESIDENCE HISTORY

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Are you on the Lease? _____ If not, who is the leaseholder? _____ Are you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

B. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

C. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

PART II – EMPLOYMENT REFERENCES

Include a recent copy of an earnings statement to expedite processing

- A. Employed by _____ Phone _____
 Dates of Employment: From: _____ To: _____ Position _____ Fax _____
 Monthly Gross Income _____ Address _____
- B. Co-Applicant Employed by _____ Phone _____
 Dates of Employment: From: _____ To: _____ Position _____ Fax _____
 Monthly Gross Income _____ Address _____

PART III – BANK REFERENCES

Include a recent copy of a bank statement to expedite processing

- A. Bank Name _____ Checking Acct. # _____ Phone _____
 Address _____ Fax _____
- B. Bank Name _____ Savings Acct. # _____ Phone _____
 Address _____ Fax _____

PART IV – CHARACTER REFERENCES (No Family Members)

- 1. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____
- 2. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____
- 3. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____
- 4. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____

Are you using a realtor? Yes _____ No _____ If yes: Realtor's name _____
 Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant). _____ State Issued _____
 Driver's License Number (Secondary Applicant) _____ State Issued _____
 Vehicle Make _____ Type _____ Year _____ License Plate No. _____
 Vehicle Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____ Co-Applicant Signature _____ Date _____

8795 West McNab Road, First Floor, Tamarac, Florida 33321

www.associatedcreditreporting.com

AUTHORIZATION FORM

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. **PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY.** If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

**Lease Addendum Wimbledon Townhouse III
Wimbledon Townhouse Condominium III Association, Inc.**

LEASE ADDENDUM

This Lease Addendum applies to the following Lease:

Landlord's Name: _____

Landlord's Address: _____

Tenant's Name: _____

Address of the Condo unit rented: _____

Date Lease Begins: _____

Date Lease Ends: _____

Names and Dates of Birth for ALL Occupants:

_____	_____
_____	_____
_____	_____

Authorized Vehicles:

Year: _____	Make: _____	Model: _____
Year: _____	Make: _____	Model: _____

Authorized Vehicles for the unit: Parking for occupants is limited to personal garage and driveway. Additional parking is for guests only.

Wimbledon Townhouse Condo Association must be notified prior to any additional vehicles permitted on property. Contact the parking monitoring company at 954-708-9335 for all resident decals, guest hangtags and parking issues.

Landlord and Tenant make this Addendum to Lease for benefit of the association named above. Association is an intended third party beneficiary of this addendum to Lease. In the event of any conflict between the Lease and this Addendum to Lease, the Addendum to Lease will control.

1. Condominium Association approval. This lease is conditioned on approval of tenant by the association.
2. Authorized Occupants. The only authorized occupants are those listed above.
3. Use. The premises shall be used only as and for a primary residence. Tenant shall not use the premises or permit the premises to be used for any business purpose or illegal, immoral or improper purpose whatsoever or any purposed detrimental to the premises or to the comfort and peace of others residing in the vicinity of the premises.

4. Standards of Conduct for Tenant. During the term of this lease,, Tenants and all persons at the premises shall:
 - a. Comply with all building, housing and health and zoning codes.
 - b. Keep the premises clean and sanitary.
 - c. Use and operate in a reasonable manner all electrical, plumbing, sanitary, air conditioning, and other facilities and appliances.
 - d. Not destroy, deface damage, impair or remove any part of the premises or property.
 - e. Conduct himself or herself, and require other persons on the premises with his/her consent to conduct themselves, in that manner that does not reasonably disturb neighbors or constitute a breach of the peace, including noise from cars, speeding and disturbances at the pool area or parking lot.
 - f. Comply with all condominium rules and previsions of the condominium documents including those regarding parking and parking space(s).
 - g. Comply with all reasonable rules which landlords may impose even though they are not specified in this Lease. Tenant is responsible for compliance with the forgoing.
5. Access. Association will have the right of access to the unit for inspections, making repairs, and other proper purposes with reasonable notice.
6. Pets. No pets allowed.
7. Subletting/Assignment. The tenant may not assign this lease to sublease. No room, beds or spaces may be rented to non-authorized occupants.
8. Term. Landlords and Tenants acknowledge that the frequency of rental may be limited by the Declaration of Association (for instance, such as not more than once per year). Landlords may not re-rent to someone else to cover any default by tenant in the event of such a rental restriction. Thirty days prior to expiration of the Lease, any lease renewal or new lease must be submitted to the Board for approval.
9. Unit Owner's Consent to Assignment of rent to Association. Unit owner agrees to continue making payments of condominium association assessments when due directly to the association.
 - a. In the event that said owner does not pay (1) monthly assessment by the 30th of any such month, Association shall have the right to require that the tenant pay the monthly assessment along with any additional amount then owed to the Association, including but not limited to, delinquent assessments, special assessments, late fees, attorney fees, cost from enforcements of this Addendum or other legal actions to collect delinquent maintenance. Assessments and fines directly to association and to then pay the remainder of the monthly rent to the Landlord.
 - b. The association shall send written notice to both the unit owner and the tenant of the imposition of this requirement, after an owner has failed to pay any one (1) month assessments by the 30th day of each month.
 - c. Unit owner hereby assigns that portion of the rent(s) which equals the total amount, including any delinquent assessments, special assessments, late fees, attorney fees, and court cost, due and payable to the Association, upon the association giving notice as described above the delinquency and imposition of the requirements that the tenant pay the monthly assessment to Association.
 - d. Unit owner also agrees that he/she/they will not consider the tenant delinquent in their rental payment nor commence eviction proceedings against the tenant, in the event that the tenant pays the monthly assessments to the Association and deducts the same from the tenant rental payment to the unit owner.

10. Association's Rights. The association is a third-party beneficiary of this Addendum to Lease. Tenants acknowledge receipt from Landlord of a full copy of the Associations documents including the Condominium Declaration and Rules & Regulations. If Tenant, any authorized occupants, or guest of Tenants violates any provisions of such documents or any rules or regulations, any provision in this addendum, or if there be any unauthorized occupants, the Association may enforce rights and remedies directly against the Tenant as follows:
- a. In the event of any noncompliance by Tenant with any of the forgoing ("Violation"), Association will give written notice to Tenant. Such written notice may be mailed to Tenant or posted on Tenants door, and proof of service of such notice, if necessary, may be made at any time by affidavit of the person doing or supervision the mailing or posting.
 - b. If within 12 months after any violation notice, Tenant repeats the violation, the Association may give Tenant a lease termination notice in substantially the following form:
 - i. "You are advised that your lease is terminated effective immediately. You shall have seven (7) days from the delivery of this letter to vacate the premises. This action is taken because: (cite the noncompliance)."
 - c. If Tenant remains after such seven (7) days, Association is authorized to bring a summary eviction action against the Tenants pursuant to Chapter 83, Florida Statutes, and Landlord assigns to Association that remedy against Tenant in the event Tenant repeats Violation.
 - d. If Tenants fails to make payments to the Association's as required in Section 9, Association may give Tenants a 3 day notice to pay such amounts due to the Association or turnover possession to the Association, and should Tenant fail to comply with the forgoing notice, Association may evict the Tenant pursuant to summary procedure, and the Tenant will be liable for judgment for the amount due and reimbursement of the Association's attorney's fees and court cost. Landlord assigns all right necessary to accomplish the forgone to the Association and Landlord waives participation on and will not be a party to and such proceeding.
11. Landlord's obligations for Association's attorney's fees. Should Association have to enforce any right or remedy against Tenant under the preceding section, Landlord will reimburse Association for Association's attorney's fee and costs.

IN WITNESS WHEREOF, Landlord and Tenant have signed this Addendum to Lease on the day and years set forth below.

TENANT:

Signature

Date

Print Name

TENANT:

Signature

Date

Print Name

LANDLORD:

Signature

Date

Print Name

FOR OFFICE USE ONLY:

Complete Application received: _____

Reviewing Committee: _____ Approved: Yes _____ No _____

Approval Subject to Investigation Report Approved: Yes: _____ No: _____ Initial: _____

WIMBLEDON TOWNHOUSE CONDOMINIUM

RULES AND REGULATIONS

1. Use of each individual unit is restricted as a single-family private dwelling for the owner and /or assigned and immediate family only and for no other purposes.
2. The walkways in front of the townhouse units and the entranceways to the townhouse units shall not be obstructed or used for any purpose other than to enter or leave the townhouse unit (not a storage area).
3. The exterior of the townhouse unit and the patios, boundary walls, fences, garages, and all other areas appurtenant to the townhouse unit shall not be painted, decorated or modified by any owner in any manner without prior consent of the Association. Consent may be withheld on purely aesthetic grounds with the sole discretion of the Association.
4. No article shall be hung or shaken from the doors or windows or placed upon the outside sills of the townhouse.
5. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the townhouse units or do or permit anything to be done which will interfere with the rights, comfort or conveniences of other owners.
6. Each owner shall keep the exterior and interior of their townhouse unit in a good state of preservation and cleanliness and shall not sweep, throw, or permit these actions from the door or windows thereof, any dirt or other substances.
7. No bicycles, scooters, baby carriages, or similar vehicles, toys, or other personal articles should be allowed to stand on any of the common areas or driveways. No parking on the grass or on the swale area is permitted.
8. Awnings, window guards, light reflective materials, hurricane, or storm shutters in or about the townhouse unit shall not be installed without prior consent of the Association, which consent may be withheld on purely aesthetic grounds with the sole discretion of the Association.
9. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the townhouse units including common or limited common areas, except ones that have been approved in writing by the Association, nor shall anything be projected out of any window in the townhouse units without similar approval.
10. All garbage refuse from the townhouse units shall be deposited with care in garbage containers intended for such purpose. No trash, debris, tree cuttings or other items shall be left outside before 5:00PM of the evening prior to regular pick-up service. Any branches debris, tree cuttings and/or other items must be tied in four-foot bundles. Items left out at any other time will be removed by the Association at the unit owner's expense.
11. Toilets and other water apparatus in the buildings shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any toilets or other apparatus shall be paid for by the owner of the townhouse unit.
12. No owner shall request or cause any employee of the Association or the Management Company to perform any private business of the owner.
13. In no event shall a unit owner keep any PETS or any other ANIMALS in his/her unit.
14. No aerial or antenna shall be attached to or hung, from the exterior of the townhouse units of the roofs thereon.

ADDITION TO RULES

	ITEMS	COMMENTS	YES	NO
1.	Potted plants on front walls			X
2.	Sleeping stones along drive way (how many and color will need approval)	Monitor/needs Approval	X	
3.	Ground lighting in front of wall (front yard)			X
4.	Ground lighting in the back yard			X
5.	Ground lighting along drive way			X
6.	Lights attached anywhere else	Approval Required	X	
7.	Mail Box location	Front corner entry wall	X	
8.	Type of mailbox	Painted White or Brown (Condo Colors)		
9.	Potted plants in front yard			
10.	Potted plants in backyard	Decorative pots only	X	
11.	Backyard gardens	Up to 2 ½ ft. from the patio	X	
12.	Side yard gardens (end units only)	Between out-crops ONLY	X	
13.	Seawall fence gardens			X
14.	Roll up blinds on patios			X
15.	Front and rear balcony storage	Nothing visible from streets		X
16.	Green trash bin location	Entry way ONLY or in garage	X	
17.	Paint entry walkway	Concrete gray only	X	

Further limitations to plantings are:

1. Shrubbery on either side of entry walls will be no higher than the wall
2. All other planted shrubbery will be no higher than three (3) feet
3. All gardens are to be maintained by the unit owner or they will be removed
4. No scheffelras (umbrella trees) are allowed in entry way planters
5. No vines will be allowed to grow on painted walls
6. Single trunk palm trees including coconuts are allowed (no arecas)

TENANT:

Signature

Date

Print Name

LANDLORD:

Signature

Date

Print Name

PARKING RULES

Wimbledon Townhouse Condominium III Association

Prior to Move-In all residents must purchase resident parking decals and guest hangtags too, if desired. Decals must be affixed to the vehicle.

Residents are allowed to park in "guest parking area" on 58th Avenue ONLY between the hours of 11pm and 8am. Resident vehicles that park there outside of designated hours will be towed.

Guest decal must be prominently displayed on rearview mirror of guest vehicles parked in your driveway or overflow parking.

Parking in another resident's space or driveway without permission is not allowed.

Parking on the grass or swale is never allowed.

All vehicles must be head-in. No back-in parking allowed.

Do not park and block-in other resident or the trash containers.

No double parking allowed. Do not take up more than 1 parking space when parked.

No vehicle can be covered by canvas in such a manner which hinders view of the tag.

No trailers, mobile homes, boats, boat trailers, campers, tents or any other form or type of recreational vehicles shall be parked anywhere on the property.

No commercial vehicles are allowed to be parked overnight.

No advertising logo, for sale signs or other vehicle signage allowed.

No inoperable vehicles may be parked on property. No major car repairs are allowed on site. If vehicle is inoperable due to accident, must be removed within 24 hours.

No unregistered resident vehicle may be kept on the premises at any time.

No vehicle can have deflated tires or an expired tag. No handwritten notice for 'lost tag' allowed. If someone has parked in your parking space illegally, call the monitoring company office 954-708-9335 and provide the make and model vehicle and tag#.

By signing my name below, I certify that I have read Parking Rules and Regulations for Wimbledon Townhouse Condominium III. Any questions concerning these policies have been discussed. My signature also certifies my understanding of, as well as agreement with, the above rules and policies. I understand I am responsible for my vehicles and the vehicles of my guests and the association has the right to modify the rules and regulations of the community as needed without prior notice or approval of residents, tenants or owners. I have received a copy of this document to retain for my records.

<hr/> Signature	<hr/> Date	<hr/> Signature	<hr/> Date
<hr/> Signature	<hr/> Date	<hr/> Signature	<hr/> Date