



**FORTUNE HOUSE**  
CONDOMINIUM

**PROSPECTIVE OWNER APPLICATION FORM**

We are pleased to welcome you on behalf of the Board of Directors, the licensed community association manager and the staff of Fortune House Condominium.

Condominium Association: 305-374-5959 ext. 105  
Office hours: Monday- Friday 9:00am - 5:00pm  
Email: [administrative@fortunehouse.org](mailto:administrative@fortunehouse.org)  
Security office: 305-374-5959 ext. 101

**For all screening applications the following must be provided:**

- A fully executed copy of the sale contract.
- A non-refundable application fee of \$100.00 per applicant.
- A picture ID.

**APPLICATION PROCESS MAY TAKE UP TO 30 DAYS AFTER RECEIVED**

**RULES AND REGULATIONS**

**(Please check each box upon review of the following information)**

- Valet parking is available for guests of the condominium residents for \$10.00 (not in/out), and up to 24 hours.
- Fortune House is a residential condominium and units shall not be utilized for commercial purposes.
- Satellite dishes shall not be attached to the building and/or limited common areas/elements.
- Comcast basic cable, water and sewer, garbage and recycle removal is included in the maintenance fee.
- Residents may purchase a key card or key fob at the association office. Key cards have a cost of \$25.00 & key fobs a cost of \$50.00 (non-refundable)
- Residents have the responsibility to maintain a key card and/or key fob at all times when entering their unit, garage gate, elevators, gym, and pool area. For security reasons the security department has been instructed not to open the garage gate or elevators for frequent abusers of this rule.
- Lock-Out Service, a fee of \$35 will apply. Contact the security office.
- All vehicles parked in garage must be registered and have on display a parking decal provided by the association and should be placed on the lower left section of the windshield. If the decal is lost, there is a replacement cost of \$25.00. All vehicles that do not have a decal or are not registered will be towed at owners' expense (non-refundable and non-transferable).
- Each unit has an assigned parking space. Only owners and tenants are permitted to enter the parking garage. Contact security to report violations.

**Initials:** \_\_\_\_\_



**FORTUNE HOUSE**  
CONDOMINIUM

**(Please check each box upon review of the following information)**

- An additional car park may be available for lease, please contact the Association Office.
- An assigned parking space can be changed for a Handicap parking space if needed.
- Move in/move out is permitted Monday-Friday between the hours of **9:00am - 5:00pm**.
- If a private company is used to do the following -- move in/out, repairs, furniture and/or appliance delivery -- they must provide the necessary documents such as COI, Workers Comp, Company License and a picture ID and the resident must reserve the elevators in advance and provide a \$1,000 refundable damage deposit.
- Club room and BBQ use is by reservation only. For the Club Room a \$1,000 refundable security deposit is required and for the BBQ area it is \$500.
- The fitness room is open from 6:00am - 12:00am.
- Pool hours are from Sunrise to Sunset.
- Proper attire is required when using the fitness room and pool area.
- Glassware is not permitted in the fitness room or pool area.
- Garbage must be placed in trash chute located on each floor; recycling containers are available in each trash chute room.
- Only patio furniture is permitted on balconies and shall be removed if weather required.
- Realtor lockboxes are not permitted in the building.
- No floor mats or door decorations are allowed outside the unit.
- Listing agents shall provide a listing agent agreement with a copy of realtor's license and a photo ID.
- Guests that are living in the unit for more than (30) days are considered a tenant and must come to the administration office and complete the screening application.
- Residents should register any pet they plan to have in the unit and must adhere to the Fortune House Condominium pet policy.
- Bicycles shall be registered and parked in the designated bicycle storage, located on 5th floor of garage.

I acknowledge that I have read and understood the rules and regulations of Fortune House Condominium and I agree to abide by them.

**Initials:** \_\_\_\_\_



**FORTUNE HOUSE**  
CONDOMINIUM

**OWNER INFORMATION**

Unit#: \_\_\_\_\_

Company Name (if applicable): \_\_\_\_\_

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Alternative Email: \_\_\_\_\_

Parking Space: \_\_\_\_\_ Decal: \_\_\_\_\_

Closing Date: \_\_\_\_\_ Maintenance Coupons: \_\_\_\_\_yes \_\_\_\_\_no

Mailing address: \_\_\_\_\_

**Emergency Contact Information:**

Name: \_\_\_\_\_ Phone#: \_\_\_\_\_ Relationship: \_\_\_\_\_

**AUTOMOBILE INFORMATION:**

Make:	Model:
Color:	Year:
Tag#:	

Pet: \_\_\_\_\_Yes \_\_\_\_\_No | Bicycle: \_\_\_\_\_Yes \_\_\_\_\_No

By signing this form, you agree that you have read and accepted our terms:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**FORTUNE HOUSE**  
CONDOMINIUM



**Short Term Rental – A Policy Violation**

January 11, 2017

Dear Owners and Tenants,

Please be abundantly aware that Fortune House Condominium Association's governing documents do not permit short-term rentals of a condominium unit **unless operated and managed by Fortune House Hotel**. Any advertisement of Fortune House condo listed on a short-term rental site, such as Airbnb, Vacation Rentals by Owner (VRBO), etc., is in gross violation of the community's Bylaws (Declaration Section 17.1 (a) and Section 25 (a) as well as the Association's rules regarding leasing.

If it is determined that a unit is or has been rented, leased or otherwise occupied in violation of these guidelines, a fine of up to \$1,000.00 per violation will be levied against the unit pursuant to Florida Statute 718.

Thank you for your cooperation.

Sincerely,

The Board of Directors  
Fortune House Condominium

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



FORTUNE HOUSE  
CONDOMINIUM

**CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER**

**Fortune House Condominium Association Inc.**

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4<sup>th</sup> floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above-mentioned information:

_____	_____ / _____ / _____	_____
Applicant Name	Date of Birth*	Social Security Number
*Date of Birth is requested in order to obtain accurate retrieval of records.		If International, please provide Passport Number

_____	_____	_____
Co-Applicants Name	Date of Birth	Social Security Number
		If International, please provide Passport Number

\_\_\_\_\_  
Alias/Previous Name(s)

_____	_____	_____
Current Physical Address	City & State	Zip code

**California, Minnesota & Oklahoma Applicants Only:** Please check here to have a copy of your consumer report sent directly to you.

**Notice to CALIFORNIA Applicants**

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Co-Applicant  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**FORTUNE HOUSE**  
CONDOMINIUM

**PET POLICY AND REGISTRATION FORM**

- The Association allows **only** one domestic Pet per unit under 35 pounds (full grown).
- A picture of your pet must be submitted along with their vaccination record at the time of registration.
- Residents must also submit a one-time \$500 pet fee to the Association.
- Pets must be transported **only** through the **service elevator** and not be allowed in any common area. Pets cannot be left on balconies unattended.
- Pets in no way may become a nuisance to neighbors and must always be kept transported and walked with a leash.
- If needed by management, upon reasonable request, pets shall be temporarily removed from the unit for purposes such as, but not limited to, an emergency maintenance repair and extermination services.
- No Pets may be kept, bred or maintained for any commercial purpose.

Unit#: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Pet Name: \_\_\_\_\_

Pet Breed: \_\_\_\_\_

Pet Weight: \_\_\_\_\_

Coat Color: \_\_\_\_\_

Last Rabies Vaccination Date: \_\_\_\_\_

County Tag Number: \_\_\_\_\_

I acknowledge that I have read and understood the Pet Rules and Regulations of Fortune House Condominium and I agree to abide by them.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

(All applicants must sign and date this form even if there are no pets being registered)



**FORTUNE HOUSE**  
CONDOMINIUM

(Note that all pages from the application forms are kept for administration records)



**FORTUNE HOUSE**  
CONDOMINIUM

**BICYCLE REGISTRATION FORM**

Fortune House Condominium is **NOT** responsible for any damages or theft.

Unit#: \_\_\_\_\_

Owners Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**PICTURE OF YOUR BICYCLE MUST BE SUBMITTED AT THE TIME OF  
REGISTRATION**

**Bicycle #1**

Make: \_\_\_\_\_

Model: \_\_\_\_\_

Color: \_\_\_\_\_

Year: \_\_\_\_\_

Serial #: \_\_\_\_\_

Decal: \_\_\_\_\_

(Association use only)

**Bicycle #2**

Make: \_\_\_\_\_

Model: \_\_\_\_\_

Color: \_\_\_\_\_

Year: \_\_\_\_\_

Serial #: \_\_\_\_\_

Decal: \_\_\_\_\_

(Association use only)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

(All applicants must sign and date this form even if there are no bicycles being registered)  
(Note that all pages from the application forms are kept for administration records)