EQUAL HOUSING OPPORTUNITY

NOW LEASING SENIOR APTS AT

Martin Fine Villas
Senior Community 55+

Brand NEW One and Two Bedroom Apartments

Seven- story mid-rise building with amenities such as surveillance cameras, card access entry, computer lab, community room, fitness center, laundry room and trash disposal chutes on each floor.

Apartment Home features energy efficient appliances, water heater, central HVAC, and modern kitchen with granite counter tops.

We will be distributing applications on 9/18/18, 9/19/18 and 9/20/18 from 9:00 AM to 5:00 PM at 1407 NW 7 ST, Suite 7, Miami FL, 33125
Applications can be printed from our webpage:
www.trgaffordableapartments.com

Questions and answers will be held on 9/24/18, 9/25/18, 9/26/18, 9/27/18 and 9/28/18 from 9:00 AM to 5:00 PM at 1407 NW 7 ST, Suite 7, Miami FL, 33125

Please return applications in person on 10/2/18, 10/3/18,10/4/18 and 10/5/18 from 9:00 AM to 5:00 PM at 1407 NW 7 ST, Suite 7, Miami FL, 33125
or via email to: martinfinemgr@relatedgroup.com no later than 10/5/18

*Note: Selections are **not** made on first come, first served basis. A random computerized selection will be made after applications are collected and reviewed for qualifications, if there are more qualified applicants than available units.*

www.trgaffordableapartments.com

786-264-6655

TRG
MANAGEMENT COMPANY

EQUAL HOUSING OPPORTUNITY

AHORA ARRENDAMIENTO DE APTS PARA PERSONAS MAYORES EN

Martin Fine Villas

Senior Community 55+

Apartamentos NUEVOS de una y dos habitaciones

Edificio de siete pisos de mediana altura con comodidades tales como cámaras de vigilancia, entrada de acceso con tarjeta, laboratorio de computación, sala comunitaria, gimnasio, sala de lavandería y ductos de basura en cada piso.

Apartmentos cuentan con electrodomésticos de bajo consumo, calentador de agua, aire central y cocina moderna con cubierta de granito.

Distribuiremos las solicitudes el 9/18/18, el 9/19/18 y el 9/20/18 de 9:00 AM a 5:00 PM en el 1407 NW 7 ST, Suite 7, Miami FL, 33125
Las aplicaciones se pueden imprimir desde nuestra página web: www.trgaffordableapartments.com

Las preguntas y respuestas se llevarán a cabo el 9/24/18, 9/25/18, 9/26/18, 9/27/18 y 9/28/18 de 9:00 a.m. a 5:00 p.m. en el 1407 NW 7 ST, Suite 7, Miami FL, 33125

Por favor devolver las solicitudes en persona el 10/2/18, 10/3/18, 10/4/18 y 10/5/18 de 9:00 a.m. a 5:00 p.m. en el 1407 NW 7 ST, Suite 7, Miami FL, 33125 o por correo electrónico a: martinfinemgr@relatedgroup.com antes del10/5/18

*Nota: Las selecciones **no** se hacen por orden de llegada. Se realizará una selección computarizada aleatoria después de que se hayan recopilado y revisado las solicitudes para calificar, si hay más solicitantes calificados que unidades disponibles.*

www.trgaffordableapartments.com

786-264-6655

TRG
MANAGEMENT COMPANY

Martin Fine Villas, LLC
780 NW 13th Ct
Miami, FL 33124
PH: 786-264-6655

EQUAL HOUSING OPPORTUNITY

Dear Future Resident,

Please bring the following documents upon returning application on 10/2, 10/3, 10/4, 10/5 from 9AM to 5PM.

- Identification card and/or driver license
- Social Security card
- Marriage certificate in English (if applicable)
- Proof of income - last 3 months consecutive paystubs
- Current Social Security letter, Disability letter, or pension letter required
- If self-employed, notarized letter required along with 2 years of income taxes
- Contribution letter notarized if required
- Last 6 months checking account bank statements
- Last savings account bank statement
- Application fee: $85 per person in a Money order payable to Martin Fine Villas, LLC (NON-REFUNDABLE)
- Application paper work cannot be copied or duplicated

Querido futuro Residente,

Por favor, traiga los siguientes documentos al devolver la solicitud el día Junio 28 desde las 9AM to 5PM.

- Tarjeta de identificación o licencia de conducir
- Tarjeta de seguro Social
- Certificado de matrimonio en inglés (si corresponde)
- Comprobante de ingresos - últimos 3 meses de recibos de sueldo consecutivos
- Carta actualizada de la seguridad social o pensión
- Si trabaja por cuenta propia, requiere una carta notariada y 2 años de impuestos
- Carta de contribución notariada si es requerida
- Últimos 6 estados de cuenta de su cuenta de cheques bancaria
- Ultimo estado de cuenta de su cuenta de ahorros
- Tarifa de solicitud: $ 85 por persona en Money Orden a nombre de Martin Fine Villas, LLC (NO REEMBOLSABLE)
- Aplicación no debe de ser foto copiada o duplicada

TRG
MANAGEMENT COMPANY

STATEMENT OF QUALIFICATIONS
Martin Fine Villas, LLC
June 11, 2018

When you meet the application standards you will have the peace of mind of knowing that you will be joining other residents who have also met strict standards.

If your application meets all the following criteria, you will be approved. If it does not, you may be approved with conditions, which may require you to pay an additional security deposit, or obtain a guarantor (in communities where permitted). If you do not meet the requirements set forth, your application will be denied.

***NOTE**: We do business in accordance with the Fair Housing Act. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.*

APPLICATION SCREENING REQUIREMENTS

A complete application: All lines must be filled in and questions answered for the application to be processed. All applicants over the age of 18 must complete an application, and all occupants over the age of 18 must sign the lease along with the lease holder(s). Any person under the age of 18 must be listed as an occupant on the lease.

Two (2) forms of identification: We require a valid government-issued photo identification document (ID) for all applicants over the age of 18. Your second form of ID must be a social security card. If your social security card is marked **VALID FOR WORK ONLY WITH DHS AUTHORIZATION** and you report income, you must provide the authorization card as well.

Verifiable rental history: The standard approval process requires verifiable rental history for the last two (2) years. It is your responsibility to provide necessary information that allows us to contact your past landlord(s) for this information. You must have a history of paying your rent on time, have given proper notice, have no dispossessory warrant(s) filed, and must not owe any money to your landlord. If we are unable to verify your previous landlord(s) and/or references, we reserve the right to charge additional security deposit and/or deny your application if the other criteria set forth are not met. Verifiable for these purposes means THIRD PARTY verification from someone other than a relative. We will consider a mortgage as rental history, if it has been active within the past two (2) years. However, if the mortgage is late or in default, you will be asked to give the reason why, show documentation to support the reason, and may be required to pay additional security deposit providing the other criteria set forth are met.

Income eligibility: To become eligible for approval you must meet the monthly requirements set forth by this community which is 2 times the rent per month. Income will be verified by third party. Some examples include employment verification, the collection of six (6) to 10 consecutive paystubs depending on program requirements, the collection of SSI, SSD, SSA confirmation letters, the collection of legal settlement and divorce agreements, any other legal paperwork reflecting income (i.e. Child Support documentation, the collection of bank statements (when applicable), and the collection of IRA, 401K, or other asset statements). A

complete list of income documentation will be provided to you by the property staff once the initial interview for application is complete.

For applicants that are reporting income from a contributor (a person who makes regular monthly contributions to the applicant), the following applies:

- 50% of income or less from contribution – A notarized affidavit from the contributor (form to be provided by office) AND six (6) months bank statements showing the amount of the contribution as a deposit. If the applicant cannot provide bank statements proving the contribution, then the contributor must be added as a GUARANTOR for the leaseholder.

- More than 50% of income from a contribution – The above must happen and IN ADDITION, the contributor must become a GUARANTOR for the leaseholder and earn at least FOUR (4) times the monthly rent, have impeccable credit, and score automatic approval (no conditions). Criminal history will not be considered. Guarantors must complete a *Guarantor Pre-Leasing Application* and pay the applicable application fee. Guarantors must also sign a *Lease Contract Guaranty* which must be signed in the office or notarized. Guarantors must sign a new *Lease Contract Guaranty* with each renewal.

Credit History: Credit accounts should have satisfactory ratings and all utility accounts must be current with no balance owing. If credit has been slow but all other qualifications for residency have been met, an additional security deposit may be required.

Bankruptcy results will be automatically denied for further review. If the bankruptcy has been dismissed or discharged, we may require documentation. Once all information is reviewed, we may still approve your application and may require additional security deposit.

Criminal background: Criminal background will be reviewed for all adult members of the household.

- ***Felonies:*** Any felony record that appears on any adult member of the household will be automatically denied. The applicant will have the opportunity to contact our screening company if they dispute this finding. In addition, they will have the opportunity to challenge the identity of the felon and bear the burden of proof if the felony report is for someone else. The application will be denied and a letter presented to them with appropriate phone numbers to call if they are disputing this report.

- ***Misdemeanors:*** Any drug record will be automatically denied. Other misdemeanors are not cause for automatic denial, but must be reviewed and may be approved.

- ***Unclassified Reports:*** All unclassified reports will require investigation either through public records to determine status; felony or misdemeanor. It is the burden of the applicant to provide acceptable documentation on unclassified reports.

PROPERTY SPECIFIC INFORMATION:

Maximum Occupants: Studio – One (1) Person, One Bedroom – Two (2) Persons, Two Bedroom – Four (4) Persons, Three Bedroom – Six (6) Persons, Four Bedroom – Eight (8) persons.

Pet Policy: We allow two (2) pets per apartment. Dogs must be 50 lbs. or less. If more than one pet, combined weight must not exceed 50 lbs. We do not allow breeds that are classified as aggressive, including but not limited to: American Pit Bull Terrier, American Staffordshire

Terrier, Staffordshire Bull Terrier, Bull Terrier, Rottweiler, Chow Chow, Great Dane, Doberman Pincher, German Shepherd, Caucasian Ovcharka, Dogo Argentino, Saint Bernard, Fila Brasileiro, Perro De Presa Canario, Akita Inu, Husky, Bull Mastiff. All pets must be listed on your application and registered with the office. We also require that immunizations are up to date and a photo of your pet for the file. Additional information and requirements are available on the Animal Addendum and may be reviewed prior to moving in by request.

Please refer to this community's Statement of Qualifications addendum for additional qualifying standards and fees/deposits.

I acknowledge the receipt of this screening/application criteria document:

_____

Applicant Signature

_____

Print Name

_____

Date

TRG
MANAGEMENT COMPANY

STATEMENT OF QUALIFICATIONS ADDENDUM
Martin Fine Villas, LLC
September 7, 2018

Age Requirement

- All adult household members must be 55 years or older.

Fees/Deposits

- Application Fee – $85per adult
- Application Deposit equal to one month's rent (may or may not be refundable)
- Applications approved with conditions will be subject to an additional security deposit in an amount equal to one month's rent.
- Pet Deposit – $200 per pet
- Pet Rent – $20 per month per pet

Rent Range (subject to change)

1 Bedroom 50% Rent: $681.00
1 Bedroom 60% Rent $828.00
2 Bedroom 50% Rent $810.00
2 Bedroom 60% Rent $987.00

MINIMUM ALLOWABLE COMBINED HOUSEHOLD INCOME TABLE

1 Bedroom 50%:	$16,344
1 Bedroom 60%	$19,872
2 Bedroom 50%	$19,440
2 Bedroom 60%	$23,688

MAXIMUM ALLOWABLE COMBINED HOUSEHOLD INCOME TABLE

1 Person:	50% $27,550	60% $33,060
2 Persons:	50% $31,500	60% $37,800
3 Persons	50% $35,450	60% $42,540
4 Persons	50% $39,350	60% $47,220

I acknowledge the receipt of this document:

Applicant Signature: _____

Print Applicant Name: _____

Today's Date: _____

EQUAL HOUSING OPPORTUNITY

RENTAL APPLICATION FOR RESIDENTS AND OCCUPANTS

(Each co-applicant and each occupant 18 years old and over must submit a separate application.)

Date when filled out: _____

APPLICANT INFORMATION

_____
Full Name (Exactly as it appears on Driver's License or Govt. ID card)

_____ _____
Former Name (if applicable) **Gender** (Optional)

_____ _____ _____ _____
Birthdate **Social Security #** **Driver's License #** **State**

_____ _____
Government Photo ID card # **Type**

_____ _____ _____
Home Phone Number **Cell Phone Number** **Work Phone Number**

_____
Email Address

Marital Status: ❑ single ❑ married ❑ widowed ❑ separated

Do you or any occupant smoke? ❑ yes ❑ no

I am applying for the apartment located at: _____

Is there another co-applicant? ❑ yes ❑ no

_____ _____
Co-applicant Name **Email**

_____ _____
Co-applicant Name **Email**

_____ _____
Co-applicant Name **Email**

_____ _____
Co-applicant Name **Email**

OTHER OCCUPANTS

_____ _____
Full Name **Relationship**

_____ _____ _____ _____
Date of Birth **Social Security #** **Driver's License #** **State**

_____ _____
Government Photo ID card # **Type**

_____ _____
Full Name **Relationship**

_____ _____ _____ _____
Date of Birth **Social Security #** **Driver's License #** **State**

_____ _____
Government Photo ID card # **Type**

_____ _____
Full Name **Relationship**

_____ _____ _____ _____
Date of Birth **Social Security #** **Driver's License #** **State**

_____ _____
Government Photo ID card # **Type**

_____ _____
Full Name **Relationship**

_____ _____ _____ _____
Date of Birth **Social Security #** **Driver's License #** **State**

_____ _____
Government Photo ID card # **Type**

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RESIDENCY INFORMATION

Current Home Address *(where you live now)*

City **State** **Zip Code** Do you ❑ **rent** or ❑ **own**?

Dates: **From** **To** $ **Monthly Payment**

Apartment Name

Landlord/Lender Name **Phone**

Reason for Leaving

(The following is only applicable if at current address for less than 6 months.)

Previous Home Address

City **State** **Zip Code** Do you ❑ **rent** or ❑ **own**?

Dates: **From** **To** $ **Monthly Payment**

Apartment Name

Landlord/Lender Name **Phone**

Reason for Leaving

EMPLOYMENT INFORMATION

Present Employer **Address**

City **State** **Zip Code** **Work Phone**

Dates: **From** **To** $ **Gross Monthly Income**

Position

Supervisor Name **Phone**

(The following is only applicable if at current employer for less than 6 months.)

Previous Employer **Address**

City **State** **Zip Code** **Work Phone**

Dates: **From** **To** $ **Gross Monthly Income**

Position

Supervisor Name **Phone**

ADDITIONAL INCOME

(Income must be verified to be considered)

Type **Source** $ **Gross Monthly Amount**

Type **Source** $ **Gross Monthly Amount**

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CREDIT HISTORY *(if applicable)*

If applicable, please explain any past credit problem:

_____

_____

_____

RENTAL/CRIMINAL HISTORY

(Check only if applicable)

Have you or any occupant listed in this Application ever:

- ❑ been evicted or asked to move out?
- ❑ moved out of a dwelling before the end of the lease term without the owner's consent?
- ❑ declared bankruptcy?
- ❑ been sued for rent?
- ❑ been sued for property damage?
- ❑ been convicted (or received an alternative form of adjudication equivalent to conviction) of a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime?

Please indicate the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. *You represent the answer is "no" to any item not checked above.*

_____

_____

_____

REFERRAL INFORMATION

How did you find us?

- ❑ Online search. Website address: _____
- ❑ Referral from a person. Name: _____
- ❑ Social Media. Which one? _____
- ❑ Other _____

EMERGENCY CONTACT

Emergency contact person over 18, who will not be living with you:

_____ _____

Name Relationship

_____ _____

Address City

_____ _____ _____ _____

State Zip Code Home Phone # Cell Phone #

_____ _____

Work Phone # Email Address

VEHICLE INFORMATION *(if applicable)*

List all vehicles owned or operated by you or any occupants (including cars, trucks, motorcycles, trailers, etc.).

_____ _____ _____

Make Model Color

_____ _____ _____

Year License # State

_____ _____ _____

Make Model Color

_____ _____ _____

Year License # State

_____ _____ _____

Make Model Color

_____ _____ _____

Year License # State

_____ _____ _____

Make Model Color

_____ _____ _____

Year License # State

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PET INFORMATION *(if applicable)*

You may not have any animal in your unit without management's prior authorization in writing. If we allow your requested animal, you must sign a separate animal addendum, which may require additional deposits, rents, fees or other charges.

Name	Type	Breed
Gender	Weight	Color
Age	Assistance Animal Status: ❑ yes ❑ no	

Name	Type	Breed
Gender	Weight	Color
Age	Assistance Animal Status: ❑ yes ❑ no	

APPLICATION AGREEMENT

The following Application Agreement will be signed by you and all co-applicants prior to signing a Lease Contract. While some of the information below may not yet apply to your situation, there are some provisions that may become applicable prior to signing a Lease Contract. In order to continue with this application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

1. **Lease Contract Information.** The Lease Contract contemplated by the parties will be the current Lease Contract. Special information and conditions must be explicitly noted on the Lease Contract.
2. **Approval When Lease Contract Is Signed in Advance.** If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
3. **Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
4. **If you Fail to Sign Lease Contract After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. *If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.*
5. **If You Withdraw Before Approval.** *If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.*
6. **Approval/Non-Approval.** We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
7. **Refund after Non-Approval.** If you or any co-applicant is disapproved or deemed disapproved under Paragraph 6, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
8. **Extension of Deadlines.** If the deadline for signing, approving, or refunding under paragraphs 4, 6, or 7 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
9. **Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.
10. **Application Submission.** Submission of a rental application does not guarantee approval or acceptance. It does not bind us to accept the applicant or to sign a Lease Contract.

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DISCLOSURES

1. **Application Fee (Non-Refundable).** You agree to pay to our representative the non-refundable application fee in the amount indicated in paragraph 3. ***Payment of the application fee does not guarantee that your application will be accepted***. The application fee partially defrays the cost of administrative paperwork. ***It is non-refundable***.
2. **Application Deposit (may or may not be refundable).** In addition to any application fee(s), you agree to pay to our representative an application deposit in the amount indicated in paragraph 3. *The application deposit is not a security deposit.* The application deposit will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR, it will be refunded under paragraph 7 of the Application Agreement if your application is not approved; OR, it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraphs 4 or 5 of the Application Agreement.
3. **Fees Due. Your Rental Application will not be processed until we receive your completed Rental Application (and the completed Rental Application of all co-applicants, if applicable) and the following fees:**
    1. Application fee (non-refundable): $ 85.00
    2. Application deposit (may or may not be refundable): $_____
4. **Completed Application.** Your Rental Application for Residents and Occupants will not be considered "completed" and will not be processed until we receive the following documentation and fees:
    1. Your completed Rental Application;
    2. Completed Rental Applications for each co-applicant (if applicable);
    3. Application fees for all applicants;
    4. Application deposit for the Unit.
5. **Notice to or from Co-Applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.

AUTHORIZATION AND ACKNOWLEDGMENT

AUTHORIZATION

I authorize _____

_____

(name of owner/agent) to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

Payment Authorization

I authorize _____

_____

(name of owner/agent) to collect payment of the application fee and application deposit in the amounts specified under paragraph 3 of the Disclosures.

Non-Sufficient Funds and Dishonored Payments.

If a check from an applicant is returned to us by a bank or other entity for any reason, if any credit card or debit card payment from applicant to us is rejected, or if we are unable, through no fault of our own or our bank, to successfully process any ACH debit, credit card, or debit card transaction, then:

(i) Applicant shall pay to us the NSF Charge; and
(ii) We reserve the right to refer the matter for criminal prosecution

ACKNOWLEDGMENT

You declare that all your statements in this Application are true and complete. You authorize us to verify the same through any means. If you fail to answer any question(s) or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.

_____ _____

Applicant's Signature **Date**

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FOR OFFICE USE ONLY

_____ _____
Unit # or type

_____
Apt. name or dwelling address (street, city)

_____ _____
Person accepting application **Phone**

_____ _____
Person processing application **Phone**

Applicant or Co-applicant was notified by ❑ **telephone** ❑ **letter** ❑ **email**, or ❑ **in person** of ❑ **acceptance** or ❑ **non-acceptance** on _____.

(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)

Name of person(s) who were notified (at least one applicant must be notified if multiple applicants):

_____
Name(s)

_____
Name of owner's representative who notified above person(s)

ADDITIONAL COMMENTS

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

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