

Bear Island Homeowner's Association, Inc.
11770 US Hwy 1, Suite 501E
Palm Beach Gardens, FL 33408

Instruction for Occupant Application Forms

1. Complete the various documents contained in the package as appropriate. Incomplete packages will be returned for completion and could delay the Board's review and decision.
2. Include the non-refundable screening fee in the amount of \$100.00 made payable to Bear Island H.O.A., Inc. for each person over 18 years of age. Each person over 18 years old should fill out a separate background check form.
3. Include the non-refundable processing fee in the amount of \$150.00 made payable to MMI of the Palm Beaches.
4. All information and materials requested there in must be completed, executed, and submitted to the Association, at the address below at least fourteen (14) days prior to the expected date of occupancy. A lease or sale is not effective, nor may the unit be occupied by the respective lessee(s) or buyer(s), without the prior written approval by the Board of Directors of the Association.
5. For a copy of the Rules and Regulations, contact MMI of the Palm Beaches. You can email Elay@miamimanagement.com to request copy.

Submit the entire package to:

MMI of the Palm Beaches, Inc.
11770 US Highway 1, Suite 501E
Palm Beach Gardens, FL 233408

Or you can drop it off in the "Green Box" at the gatehouse exit lane at the entrance to Bear Island.

Thank you,
The Board of Directors
Bear Island Homeowner's Association, Inc.

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.

**NOTICE OF INTENT TO SELL, RENT OR HIRE
AGENT TO MANAGE RESIDENCE**

Please mark as applicable

Name of Owner: _____

Bear Island Address: _____

Contact Address of Owner(s): _____

Telephone Home: _____ Cell: _____ Other: _____

Place for preferred method of communication

E-mail address: _____

I hereby authorize the following realtor or property manager (“Agent”) for the following period: (From _____ to _____) to have “Resident Right of Access” and to grant access to others as “Guests” under the current Gate House Rules (“Post Orders”).

Each Agent, along with each Resident registered at the Gate House, has authority to admit licensed realtors, service vendors and “Temporary” Guests to Bear Island (or to place them on the “Admit List” for not more than thirty (30) days). Reentry beyond specified period must be renewed.

Owner takes full responsibility for any and all personal injury or property damage resulting from action or failure to act pursuant to delegation of authority to or by Agent.

Name of Agent: _____

Company Name: _____

Company Address: _____

Agent’s contact telephone or cell: _____

“Call in” phone number: _____

Note: Calls to Gate House must be from this number for Caller ID match.

Agent’s e-mail Address: _____

Date: _____ Signature of Owner: _____

Date: _____ Signature of Agent or Realtor: _____

Please allow up to 21 days for the review and processing of the Lease Application

Place this Form in the Green Box on North Side of Gatehouse or mail to Bear Island Homeowners Association, Inc., c/o MMI of the Palm Beaches, 11770 Highway One, Suite 501E, Palm Beach Gardens, FL 33408. Questions? Call MMI at 686-7818.

SALE APPROVAL APPLICATION (“APPLICATION”)

Seller(s) Name: Telephone:
Bear Island Address: Lot: E-mail:
Seller's Mailing Address:
Purchaser(s)' Name:
Purchaser(s)' Mailing Address: Telephone:
Purchaser(s)' Current address: E-mail:

INSTRUCTIONS:

I. Required Attachments (Application will be automatically rejected without them)

- 1. Completed NOTICE OF INTENT TO SELL, signed by current owner of residence.
2. True copy of fully executed purchase and sale agreement ("Agreement").
3. Resident Information Sheet.
4. Properly filled out and executed Background Check form for each Occupant of eighteen (18) years of age or older.
5. A \$100.00 nonrefundable check payable to Bear Island HOA ("Association") for the screening fee for each Occupant of 18 years of age or older.
6. A \$150.00 nonrefundable check payable to MMI of the Palm Beaches for its processing fee.
7. Occupant who wants a Gate Transponder (allows entrance through Residents' Gate), must attach a properly filled out and executed Application for Gate Transponder along with check(s) payable to Bear Island HOA for the current cost of a Gate Transponder for each vehicle.

II. Acknowledgement of Purchaser

Purchaser acknowledges, pursuant to Article XIV, 3A(3) of the Amended and Restated Declaration, that each Purchaser and each Occupant over Eighteen (18) years old identified in this Application (1) is conclusively deemed to have been provided access to true copies of the current Governing Documents of the Association (including, without being limited to, the Declaration of Covenants and Restrictions for Bear Island, Bear Island Articles of Incorporation and By Laws; Rules and Regulations of Bear Island and Reminders of Courtesy; Architectural Standards and Procedures of Bear Island and certain resolutions by the Board of Directors), all of which may be downloaded from Bear Island's website: BearIsland.us; and (2) has read, understood and agreed to comply with the Governing Documents. Association may require each subsequent Occupant over Eighteen (18) years old to sign and file with the Association a document acknowledging that Occupant has read and understood the then current Governing Documents and agrees to comply with them.

Date: Signature of Purchaser #1:
Date: Signature of Purchaser #2:

Actions by The Board

[...] The Application is APPROVED.

[...] The Application is DISAPPROVED for the following reasons: _____

Date: _____

Authorized Board Member

Note: No Purchaser or Occupant may occupy the Lot without prior Association approval.

III. Required Actions by Purchaser Subsequent to Board Approval

1. Upon approval, Purchaser must notify the Gatehouse (561 6S4-1347) of (a) scheduled "Move-in Date" and (b) name of moving company (or that Purchaser is moving in without moving company).
2. Entry Call-in:
 - (a) Gatehouse personnel must announce each visitor by telephone to Occupant.
 - (b) Occupant should add "Call Waiting" to telephone in Gatehouse contact system to expedite entry.
 - (c) Purchaser must notify Gatehouse personnel to remove all previous Occupants, Guests and Agents from Gatehouse contact system.
3. Alarm System: Purchaser must download, fill out and deliver to ADT the ADT Activation Form (available on website BearIsland.us). Even if Purchaser does not intend to activate the ADT alarm system, Purchaser *must nevertheless contact ADT and have the name and contact number changed over.*

Note: Definitions and terms used but not defined in this Application are from the Declaration.

SPACE FOR ADDITIONAL INFORMATION: _____

Leave Sale Approval Application (with required checks and attachments) in the Green Box on North Side of Gatehouse or mail to Bear Island Homeowners Association, Inc., C/O MMI of the Palm Beaches, 11770 U.S. Highway One, Suite 501E, Palm Beach Gardens, FL 33408. Questions? Call MMI at 686-7818.

END

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.

**APPLICATION FOR PURCHASING GATE RFID TAG(S)
OR NOTICE TO REMOVE OLD TAGS(S) (OR BOTH)**

Bear Island Address: _____

#1 Resident Name: _____ Owner Tenant

Contact: Telephone: _____ Cell: _____ E-mail: _____

#2 Resident Name: _____ Owner Tenant

Contact: Telephone: _____ Cell: _____ E-mail: _____

Place [X] for preferred method of communication

I. APPLICATION FOR NEW RFID TAGS(S) – Maximum of 3 tags

Number of interior windshield tags requested: @ \$15.00 per tags

Number of clear front headlamp tags requested: @ \$15.00 per tags

For most vehicles an interior windshield tag is used. If your vehicle cannot use a windshield tag, a clear front headlamp tag can be installed. Owners may contact their car dealer to ask about the appropriate tag and location for installation. Tags must be installed on one of your vehicles.

Make checks payable to “Bear Island HOA.” Place application in Green Box at Gate House or mail to: Bear Island HOA c/o MMI, 11770 US Highway One, Suite E-501, Palm Beach Gardens, FL 33408. Questions? Call MMI at 561-686-7818. Please provide vehicle information where the tags will be installed.

VEHICLE #1 Make: _____ **Model:** _____ **Color:** _____ **Year:** _____

License #: _____ **State:** _____ **If different than above: Registered to (name, address, contact information):** _____

VEHICLE #2 Make: _____ **Model:** _____ **Color:** _____ **Year:** _____

License #: _____ **State:** _____ **If different than above: Registered to (name, address, contact information):** _____

VEHICLE #3 Make: _____ **Model:** _____ **Color:** _____ **Year:** _____

License #: _____ **State:** _____ **If different than above: Registered to (name, address, contact information):** _____

II. NOTICE TO DELETE RFID TAGS(S) FROM GATE SYSTEM

VEHICLE #1 Make: _____ **Model:** _____ **Color:** _____ **Year:** _____

License #: _____ **State:** _____ **If different than above: Registered to (name, address, contact information):** _____

VEHICLE #2 Make: _____ **Model:** _____ **Color:** _____ **Year:** _____

License #: _____ **State:** _____ **If different than above: Registered to (name, address, contact information):** _____

I/we certify that I am a resident of Bear Island HOA and that if I stop being a resident for any reason, or the vehicle is no longer operated in Bear Island, I will notify MMI, so the transponder(s) can be deleted from the Gate House system.

Date: _____ **Applicant's Signature:** _____

Date: _____ **Received with proper check(s) attached: Bear Island HOA**

By _____ **for Property Manager**

END

RFID Transponder Form

Effective Date: July 2025

RESIDENT INFORMATION SHEET

COMMUNITY NAME:	Select One: <input type="checkbox"/> OWNER <input type="checkbox"/> TENANT
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Property Address:	City:	State:	Zip:
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MOVE IN DATE: _____	<input type="checkbox"/> NEW OWNER <small>CLOSING DATE:</small> _____	<input type="checkbox"/> LEASE TERM DATE: _____ TO _____	LEASE: \$ _____ SECURITY DEPOSIT	DEPOSIT PROVIDED BY: <input type="checkbox"/> OWNER <input type="checkbox"/> TENANT
			LEASE: \$ _____ MONTHLY	

Resident Name: (Last Name) _____ (First Name): _____

Home Phone:	Cell Phone:	Work Phone:	Email Address :
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Resident Name: (Last Name) _____ (First Name): _____

Home Phone:	Cell Phone:	Work Phone:	Email Address :
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Phone Number to be programed in call box (if applicable): _____

Mailing Address <i>(if different than Above Address):</i>	City:	State:	Zip:	Country:
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LIST ALL OCCUPANTS LIVING IN THIS HOME
All Occupants 18 Years of Age or Older MUST Complete a Separate Background Check Consent Form.

Occupant Name	Date of Birth	Relationship (child, nanny, in-laws, etc.)

PET INFORMATION (IF APPLICABLE)

Type/Breed:	Color:	Weight:	Name:	Tag #:	Tag Exp. Date:
Type/Breed:	Color:	Weight:	Name:	Tag #:	Tag Exp. Date:
Type/Breed:	Color:	Weight:	Name:	Tag #:	Tag Exp. Date:

VEHICLE INFORMATION

Make	Model	Year	Color	Tag#	State	Bar Code/Decal #

EMERGENCY CONTACT

Name:				Relation:	
Home Phone:	Cell Phone:	Work Phone:	Email Address :		
Address :		City:	State:	Zip:	Country:

APPROVED VISITORS

Name:	Name:	Name:
Name:	Name:	Name:

Name:	Name:	Name:
I/We certify that the information provided for the above listed unit/residence is true and correct.		
Signature:	Signature:	
Print Name:	Print Name:	
Date:	Date:	
Please be advised that submittal of this form does not constitute an approval or authorization of registration. Thank you from the Miami Management Team!		

MMIResInfo 06.01.2023

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.

CERTIFICATE TO APPOINT VOTING REPRESENTATIVE

TO: The Secretary of Bear Island Homeowners Association, Inc.

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of the property at _____ of Bear Island Homeowners Association, Inc. have designated:

NAME OF AUTHORIZED VOTER.....

As their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Covenants and the Articles of Incorporation and By-laws of the Association.

The following examples illustrate the proper use of this Certificate:

1. Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (**NOT A THIRD PERSON.**)
2. Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating person entitled to vote signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
3. Unit owned by John Jones. **No Voting Certificate required.**

This Certificate is made pursuant to the Declaration of Covenants and the By-laws and shall revoke all prior Certificates and be valid until revoked by subsequent Certificate.

Dated this day of, 20__.

*****Note: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person. *****

Unit Owner

Unit Owner

Unit Owner

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street NW, Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street NW, Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer

reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-567-8688.
- The following FCRA right applies with respect to nationwide consumer reporting agencies:

CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE

You have a right to place a “security freeze” on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is

placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
<p>1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates</p> <p>b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:</p>	<p>a. Consumer Financial Protection Bureau 1700 G Street NW Washington, DC 20552</p> <p>b. Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue NW Washington, DC 20580 (877) 382-4357</p>
<p>2. To the extent not included in item 1 above:</p> <p>a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p>b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act.</p> <p>c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations</p> <p>d. Federal Credit Unions</p>	<p>a. Office of the Comptroller of the Currency Customer Assistance Group P.O. Box 53570 Houston, TX 77052</p> <p>b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480</p> <p>c. Division of Depositor and Consumer Protection National Center for Consumer and Depositor Assistance Federal Deposit Insurance Corporation 1100 Walnut Street, Box #11 Kansas City, MO 64106</p> <p>d. National Credit Union Administration Office of Consumer Financial Protection 1775 Duke Street Alexandria, VA 22314</p>
<p>3. Air carriers</p>	<p>Assistant General Counsel for Office of Aviation Consumer Protection Department of Transportation 1200 New Jersey Avenue SE Washington, DC 20590</p>
<p>4. Creditors Subject to the Surface Transportation Board</p>	<p>Office of Public Assistance, Governmental Affairs, and Compliance Surface Transportation Board 395 E Street SW Washington, DC 20423</p>
<p>5. Creditors Subject to the Packers and Stockyards Act, 1921</p>	<p>Nearest Packers and Stockyards Division Regional Office</p>
<p>6. Small Business Investment Companies</p>	<p>Associate Administrator, Office of Capital Access United States Small Business Administration 409 Third Street SW, Suite 8200 Washington, DC 20416</p>
<p>7. Brokers and Dealers</p>	<p>Securities and Exchange Commission 100 F Street NE Washington, DC 20549</p>
<p>8. Institutions that are members of the Farm Credit System</p>	<p>Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090</p>
<p>9. Retailers, Finance Companies, and All Other Creditors Not Listed Above</p>	<p>Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue NW Washington, DC 20580 (877) 382-4357</p>

DISCLOSURE REGARDING
BACKGROUND INVESTIGATION ON YOU

Miami Management, Inc. (“the Company”) may obtain “consumer reports” about you from a consumer reporting agency for tenant purposes. A “consumer report” is a background screening report that may contain information regarding your criminal history, sex offender registry status, credit history, employment history, education history, social media activity, driving history, professional licenses, and other information about you. It may bear upon your character, general reputation, personal characteristics, and/or mode of living.

[END OF DOCUMENT]

ADDITIONAL NOTICE REGARDING
INVESTIGATIVE CONSUMER REPORTS ON YOU

Miami Management, Inc. (“the Company”) may also request an “investigative consumer report” on you from a consumer reporting agency.

An “investigative consumer report” is a background screening report generated through personal interviews with sources such as your neighbors, friends, or associates.

The consumer reporting agency that may prepare an “investigative consumer report” on you for the Company is SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. The information contained in an “investigative consumer report” may bear upon your character, general reputation, personal characteristics, and/or mode of living.

Please be advised that the nature and scope of the most common form of “investigative consumer report” that may be ordered by the Company is an investigation into your employment history. During such an investigation, SRA Screening may ask questions about your employment history to certain knowledgeable individuals and provide response information to the Company.

Note: You have the right to request additional information regarding the nature and scope of any “investigative consumer report” ordered by the Company on you. You may do so by contacting the Company.

[END OF DOCUMENT]

ADDITIONAL STATE LAW NOTICES

If you live in, work in, or are seeking work for **Miami Management, Inc.** (“the Company”) in Washington State, Massachusetts, New Jersey, New York, Minnesota, Oklahoma, or California, please note the following information which we are required by state law to provide to you:

State of Washington applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to receive a complete and accurate disclosure of the nature and scope of the investigation requested by the Company. You also have the right to request a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

Massachusetts applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to have a copy of the report upon request.

New Jersey applicants/employees only: If the Company requests an investigative consumer report (as defined by state law) from a consumer reporting agency, you have the right to have a copy of the report upon request.

New York applicants/employees only: You have the right, upon written request, to be informed of whether or not an investigative consumer report (as defined by state law) was requested from a consumer reporting agency. If a report was requested, you will be provided with the name and address of the consumer reporting agency to which the request was made. You may also inspect and receive a copy of the report by contacting SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. You are also now receiving a copy of Article 23-A of the NY Correction Law.

Minnesota applicants/employees only: You have the right, upon written request, to receive a complete and accurate disclosure of the nature and scope of any consumer report ordered about you. A consumer reporting agency must make this disclosure within five (5) days of receipt of your request or of the Company’s request for the report, whichever is later. The consumer reporting agency that is preparing a consumer report about you for the Company is SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. Please check this box if you would like to receive a free copy of any consumer report obtained by the Company about you.

Oklahoma applicants/employees only: Please check this box if you would like to receive a free copy of any consumer report obtained by the Company about you.

California applicants/employees only: You are separately receiving a copy of the Notice Regarding Background Investigation Pursuant To California Law.

[END OF DOCUMENT]

NOTICE REGARDING BACKGROUND INVESTIGATION
PURSUANT TO CALIFORNIA LAW

(For California Applicants and Employees Only)

Miami Management, Inc. (“the Company”) intends to obtain information about you from an investigative consumer reporting agency for tenant purposes. Thus, you can expect to be the subject of “investigative consumer reports” obtained for tenant purposes. Such reports may include information about your character, general reputation, personal characteristics, and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency (“ICRA”), the Company may investigate the information contained in your tenant application and other background information about you, including but not limited to: your criminal history, sex offender registry status, driving history, education history, employment history, social media activity, credit information, and professional licenses. The Company may also obtain comments from individuals who are knowledgeable about you. These reports may be used as a factor in making tenant decisions. The source of any investigative consumer report (as that term is defined under California law) will be SRA Screening, 1601 Forum Pl, Suite 203, West Palm Beach, Florida 33401, 561-253-6380. Information regarding SRA Screening’s privacy practices (including information about whether any consumer personal information will be sent outside the U.S. or its territories) may be found at <https://srascreeing.com/>.

Under California Civil Code section 1786.22, you are entitled to find out from an ICRA what is in the ICRA’s file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and upon reasonable notice. You also may request a copy of the information in person. The ICRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- By requesting a copy be sent to a specified addressee by certified mail. ICRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the ICRAs.
- Via a summary by telephone. A summary of all information contained in the ICRA’s file on you (which is required to be provided by the California Civil Code) will be provided to you via telephone, if you have made a written request for telephone disclosure and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.

“Proper Identification” includes documents such as a valid driver’s license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the ICRA require additional information concerning your employment and personal or family history in order to verify your identity.

The ICRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. An ICRA may require you to furnish a written statement granting permission to the ICRA to discuss your file in such person’s presence.

Please check this box if you would like to receive a free copy of any investigative consumer report (as defined by relevant state law) obtained by the Company about you.

[END OF DOCUMENT]

Name of Property: _____

AUTHORIZATION REGARDING BACKGROUND INVESTIGATION

By signing below, I acknowledge receipt of the following separate documents (and certify that I have read and understood them):

- DISCLOSURE REGARDING BACKGROUND INVESTIGATION ON YOU;
- A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT;
- ADDITIONAL NOTICE REGARDING INVESTIGATIVE CONSUMER REPORTS ON YOU;
- ADDITIONAL STATE LAW NOTICES.

By signing below, I authorize **Miami Management, Inc.** (“the Company”) to obtain “**consumer reports**” and “**investigative consumer reports**” about me for tenant purposes.

Signature: _____

Date: _____

Printed Name:

[END OF DOCUMENT]

Name of Property: _____

PERSONAL INFORMATION NEEDED FOR BACKGROUND CHECK

Please supply the following information to facilitate a background check on you.

Last Name: _____

First Name: _____

Middle: _____

Other Names Used (alias, maiden, nickname): _____

Social Security Number: _____

Date of Birth: _____

Driver License No.: _____

State Issued: _____

Phone Number: _____

Email Address: _____

Current Address: _____

Street/P.O. Box City State Zip Code Country Dates

Former Address: _____

Street/P.O. Box City State Zip Code Country Dates

[END OF DOCUMENT]