

The following is available in the Rules and Regulations governing tenancy standards:

In addition to any other information deemed relevant by the Board, factors which may be deemed to constitute good cause for disapproval include, but are not limited to, the following:

(a.) The application for approval on its face, or subsequent investigation thereof, indicates that the person(s) seeking approval intends to conduct himself or herself inconsistently with the Declaration/Covenants or applicable Rules and Regulations, or the occupancy would be inconsistent with the aforementioned documents.

(b.) The person(s) seeking approval (which shall include all proposed occupants) has any criminal history including but not limited to an applicant's traffic violation history, or any history demonstrating dishonesty or moral turpitude.

(c.) The person(s) seeking approval has a record of financial irresponsibility, including without limitation, bankruptcies, foreclosures or bad debts.

(d.) The Owner allows a prospective lessee to take possession of the premises prior to approval by the Association as provided for in the Declaration / Covenants.

(e.) The person(s) seeking approval (which shall include all proposed occupants) has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his or her conduct in other social organizations, communities or associations.

(f.) The person(s) seeking approval failed to provide the information, fees, or appearance required to process the application in a timely manner.

(g.) All assessments, fines and other charges against the home / lot have not been paid in full, and/or the home / lot (and/or the Owner(s) thereof) is in violation of any of the provisions of the Declaration/Covenants and/or applicable Rules and Regulations; provided however, the Association may grant approval for the proposed lease/renewal subject to payment in full of all outstanding assessments, fines and/or other charges, or correction of any outstanding violations, as appropriate, as a condition of the approval.

The following are additional approval standards, which the Tenant Committee have created and are adopted by the Board of Directors:

The standard credit score requirement is 650 per new adult applicant to the Aventura Isles. New applicant is defined as an applicant not previously denied by the Tenant Committee or not previously residing within the Community in violation of the governing documents.

Any appeal submitted to the Tenant Committee for credit reasons must include the following:

- prior year's w2
- 3 months of paycheck stubs
- 3 months of bank statements
- letter from employer verifying start date of employment and salary

Appeals will not be granted to cases involving:

- two applicants where one adult member has no credit or poor credit, and the other applicant has a credit score of less than 700
- three or more adult applicants with an average credit score of less than 650

The Association reserves the right to require any and all types of conditions for approval of a tenant which may include an agreement to vacate the property with fourteen days notice.

As of August 2016, the Tenant Committee affirms the moratorium which has existed since 2013 on student group tenancy. Such groups need not apply.