



Property Keepers Management
6555 Powerline Road, Suite 105
Fort Lauderdale, FL 33309

Additional Information for Approval Applications

Eldorado Plaza West Association

Additional Documents: Lease and Purchase

- Please review the *Rules and Regulations* and bring them with you to the orientation interview with you
- Please upload the following into the lease/purchase application where it asks for reference letters
 - Two reference letters PER OCCUPANT – these can be written by a friend, colleague, employer, ect.
 - NOTE FROM BOARD: *No fill in the blanks. The reference should show clearly who is writing the reference, their information, their relationship to the applicant(s). Reference should answer the following: what makes the applicant a good fit for our community?*
- Proof of income for EACH occupants/applicants of unit whose name will appear on the lease agreement or deed of home
 - Please upload the following into the lease/purchase application where it asks for additional documents
 - 2 recent paystubs
 - Last years tax return
 - Recent Bank Statement – Self-Employed applicants ONLY, see note below
 - NOTE FROM BOARD: *The combined family income must be at least \$45,000.00 a year or greater. Income must be verifiable. In other words, W2, paystubs, 1099, past tax returns. If self-employed, last year filing tax returns. The board will not consider any other forms. If bank statements are presented (usually for self-employed applicants), it should clearly have circled what they are claiming to be their “income” and should be presented in combination with their previous year tax return.*
- NON US Citizens: Visa or US Resident card must be presented AND an international background check

Additional Information regarding property:

- Minimum Credit Score: 640
- Minimum Household Income: \$45,000
- Debt-to-income ratio of no greater than 40%
- 12 month minimum lease
- One pet per unit
 - Please upload pet photo and vaccine records for pet into the lease/purchase application where it asks for additional documents.
- One parking space per unit. Other vehicles must park in guest parking.
- Orientation Interview required as part of approval process.