

Certification Tenant Background Check

Background checks will be required for all Tenants and prohibit all persons who have "plead guilty, no contest, or been convicted of a felony; or plead guilty no contest or convicted of any misdemeanor that involved sale or distribution of drugs, weapons, theft, gangs, sexual acts, violence, or a threat to the health, safety, welfare of others within the last five years will not be allowed to reside on property."

I, _____ as Owner or Leasing Manager for the owner of _____
Printed name *Unit #*
in the Reserve at Woodbridge certify that all persons, over the age of 18, that are listed on the lease have passed the background check as described above.

Signature Date: _____

I, _____ as tenant in unit _____ certify that all
Printed Name *Unit #*
of the information submitted to the Owner or Leasing Manager conducting the background check is true and no know issues have been omitted.

Signature Date: _____

Violations of the following will result in fines and possible eviction.

- a) **False Statement:** If it discovered that the Certification Background Check was falsified or if a tenant(s) is found to be in violation of the Certification Background Check there will be no given warning from the Association and a \$200.00 fine will be assessed to the Owner. The Board of Directors will require that the Owner evict the tenant(s) for violation of the Master Deed or Rules and Regulations or in the case of thirty (30) days of inaction by the Owner after notice, the Association will evict the Tenant on the Owner's behalf for violations of this section. All attorney fees incurred by the Association in enforcing this violation will be assessed to the Owner.
- b) **Illegal or Criminal Activities:** If a current Tenant has "plead guilty, no contest, or been convicted of a felony; or plead guilty no contest or convicted of any misdemeanor that involved sale or distribution of drugs, weapons, theft, gangs, sexual acts, violence, or a threat to the health, safety, welfare of others" there will be no given warning from the Association and a \$200.00 fine will be assessed to the Owner. The Board of Directors will require that the Owner evict the Tenant(s) for violation of the Master Deed or Rules and Regulations or in the case of thirty (30) days of inaction by the Owner after notice, the Association will evict the Tenant on the Owner's behalf for violations of this section. All attorney fees incurred by the Association in enforcing this violation will be assessed to the Owner.