

COLONIAL GARDENS
801 Pine Drive
Pompano Beach, Florida 33060
PURCHASE/LEASE APPLICATION PACKAGE

THE FOLLOWING REQUIREMENTS MUST BE MET IN ORDER TO PURCHASE OR LEASE A UNIT AT COLONIAL GARDENS, 801 PINE DRIVE, POMPAÑO BEACH, FLORIDA 33060.

1. A One Hundred Dollar (\$100.00) application fee is required with the return of the completed application package for all US Citizens. International background checks will incur additional fees. Please contact Colonial Gardens Management for additional costs. Local checks, cashier's checks and money orders are the **only acceptable form of payment**. Checks are to be made payable to **Colonial Gardens**. This fee/fees are non-refundable whether or not the application is approved.
2. A Five Hundred Dollar (\$500.00) (**Applies to Leases only!**) common area security deposit is required with the return of the completed application package. Security deposit **MUST** be paid by the lessee. Local checks, cashier's checks and money orders are the **only acceptable form of payment**. Checks are to be made payable to **Colonial Gardens**.
3. A fully completed application for residency, signed by the **current purchaser or lessee** must be with the complete package. Omissions on this application could result in the rejection of said package.
4. A copy of the **SALES CONTRACT OR LEASE** must accompany the completed application package.
5. **NO APPLICATIONS WILL BE CONSIDERED FOR APPROVAL IF THE UNIT OWNER IS DELINQUENT IN ANY MONIES DUE TO COLONIAL GARDENS.**
6. Application packages submitted incomplete will be returned and will not be processed until **ALL** required items have been approved.
7. Two (2) letters of reference are required for Lessees.

PLEASE ALLOW THIRTY (30) DAYS FOR THE PROCESSING OF YOU APPLICATION.
THANK YOU.

NEW OWNERS/TENANTS MAY NOT MOVE IN PRIOR TO CLOSING DATE

PURCHASER/LESSEE

PURCHASER/LESSEE

COLONIAL GARDENS
801 Pine Drive
Pompano Beach, Florida 33060

APPLICATION FOR OCCUPANCY

OWNER (S) OF UNIT: _____ TELEPHONE: _____

ADDRESS: _____ UNIT: _____

APPLICANT'S NAME: _____ SS# _____ DOB _____

APPLICANT'S NAME: _____ SS# _____ DOB _____

NAMES AND AGES OF CHILDREN AND/OR OTHER PERMANENT RESIDENTS:

PRESENT ADDRESS: _____

CITY/STATE: _____ ZIP: _____ TELEPHONE: _____

LENGTH OF RESIDENCY _____ RENT \$ _____ MORTGAGE \$ _____

PRESENT LANDLORD OR MORTGAGE HOLDER: _____

PRESENT LANDLORD OR MORTGAGE HOLDER ADDRESS: _____

_____ TELEPHONE: _____

PREVIOUS ADDRESS IF LESS THAN FIVE (5) YEARS: _____

PREVIOUS LANDLORD OR MORTGAGE HOLDER: _____

PREVIOUS LANDLORD OR MORTGAGE HOLDER ADDRESS: _____

EMPLOYMENT RECORD

PRESENT EMPLOYER: _____ TELEPHONE: _____

ADDRESS: _____

POSITION: _____ SUPERVISOR: _____

LENGTH OF EMPLOYMENT: _____ SALARY: _____ PER: _____

PREVIOUS EMPLOYER: _____ TELEPHONE: _____

ADDRESS: _____

POSITION: _____ SUPERVISOR: _____

LENGTH OF EMPLOYMENT: _____ SALARY: _____ PER: _____

BANK AND CREDIT REFERENCES

BANK: _____ ACCOUNT NO. _____

ADDRESS: _____

BANK: _____ ACCOUNT NO. _____

ADDRESS: _____

CREDITOR: _____ ACCOUNT NO. _____

ADDRESS: _____

CREDITOR: _____ ACCOUNT NO. _____

ADDRESS: _____

PERSONAL REFERENCES (LESSEES ONLY)

(DO NOT LIST RELATIVES)

NAME: _____ TELEPHONE: _____

ADDRESS: _____

NAME: _____ TELEPHONE: _____

ADDRESS: _____

NAME OF REALTOR: _____ TELEPHONE: _____

ADDRESS OF REALTOR: _____

VEHICLES

MAKE: _____ MODEL: _____ TAG: _____ STATE: _____

MAKE: _____ MODEL: _____ TAG: _____ STATE: _____

FIRST APPLICANT'S DL NO. _____ STATE: _____

SECOND APPLICANT'S DL NO. _____ STATE: _____

EMERGENCIES

IN CASE OF EMERGENCY, NOTIFY: _____

ADDRESS: _____ TELEPHONE: _____

NEAREST RELATIVE NOT LIVING WITH YOU: _____

ADDRESS: _____ TELEPHONE: _____

PARKING RULES & REGULATIONS

1. No guest parking allowed in **RESERVED** spaces.
2. No vehicle with advertisements (this is not limited to "for sale" signs) in **RESERVED** parking.
3. No commercial vehicles allowed.
4. No inoperative or non-roadworthy vehicles allowed.
5. Any vehicle that has remained stationary for more than forty-eight (48) hours in guest parking is prohibited without consent.
6. Any vehicle without a license plate is prohibited anywhere on the property.

I, _____ do hereby agree that all members of my household, tenants, future tenants, guests or anyone else affiliated with this property will abide by the parking rules set forth above. I will ensure that Colonial Gardens has current and updated vehicle information for all vehicles in my charge, including guests and tenants that are parked on the property. I also acknowledge that this letter will serve as my Final Warning. I understand that any violations of these rules could subject members of my household, tenants, future tenants, guests or anyone else affiliated with this property to immediate towing of their vehicles and a \$100 fine per violation.

Signature/ Print Name

Date

Property Address

CERTIFICATION

I (WE) HEREBY REPRESENT THAT ALL THE ABOVE MENTIONED INFORMATION IS TRUE AND COMPLETE AND AUTHORIZES THE VERIFICATION OF SAME BY REASONABLE MEANS. APPLICANT(S) UNDERSTANDS THAT FALSE INFORMATION GIVEN HEREIN MAY CONSTITUTE GROUNDS FOR REJECTION OF THIS APPLICATION AND/OR FORFEITURE OF ANY DEPOSITS.

I (WE) FULLY AUTHORIZE INVESTIGATION OF ALL ANSWERS AND REFERENCES GIVEN; APPLICANT AGREES TO HOLD THE OWNER AND COLONIAL GARDENS HARMLESS ON ACCOUNT OF SUCH INVESTIGATION AND DECISION THEREON. APPLICANT UNDERSTANDS THAT IF THIS TRANSACTION IS APPROVED, THE APPLICANT ASSUMES ALL THE RIGHTS, PRIVILEGES, LIABILITIES AND OBLIGATIONS OF THE OWNER AS SET FORTH IN THE DECLARATION OF COVENANTS, BY-LAWS, AND RULES AND REGULATIONS.

APPLICANT UNDERSTANDS ANY WARRANTY REPAIR SERVICE REQUESTS OF ITEMS WITHIN THE UNIT MUST BE DIRECTED TO THE UNIT OWNER. **THIS APPLIES TO LEASES ONLY.**

I (WE) ACKNOWLEDGE VEHICLES ARE LIMITED TO STANDARD MOTOR CARS. (NO BOATS, NO MOTORCYCLES, NO TRAILERS, NO COMMERCIAL VEHICLES).

I (WE) ACKNOWLEDGE THAT I (WE) CANNOT OCCUPY THE PREMISES WITHOUT AUTHORIZATION FROM THE ASSOCIATION. IN THE EVEN THAT UNAUTHORIZED OCCUPANCY OCCURS, THIS APPLICATION WILL NOT BE ACCEPTED FOR CONSIDERATION UNTIL OCCUPANT(S) VACATES COMPLETELY OR APPLICATION MAY BE REJECTED IN ENTIRETY.

I (WE) ACKNOWLEDGE THE PROCESSING OF THIS APPLICATION MAY TAKE UP TO THIRTY (30) DAYS. I (WE) AGREE NO TRANSIENT OCCUPANCY IS ALLOWED AND A COPY OF THE SALES CONTRACT MUST BE PROVIDED TO THE ASSOCIATION.

I (WE) ISSUE AUTHORITY AND PERMISSIONS, WHILE HOLDING HARMLESS THE CREDIT BUREAU, THE ASSOCIATION AND ITS MEMBERSHIP TO WHICH I (WE) HAVE APPLIED FOR OCCUPANCY, COLONIAL GARDENS. AND ITS OWNERS, OFFICERS AND EMPLOYEES, RELEASING THEM FROM ANY LOSSES, EXPENSES OR DAMAGES SUSTAINED, DIRECTLY OR INDIRECTLY, BY ME OR OTHERS, FROM INFORMATION DISCLOSED IN THEIR INVESTIGATIVE REPORT WHETHER MADE ORALLY OR IN WRITING.

I (WE) ACKNOWLEDGE THAT I (WE) UNDERSTAND THE RULES AND REGULATIONS OF COLONIAL GARDENS.

APPLICANT (S) UNDERSTANDS THAT A **NON-REFUNDABLE** APPLICATION FEE IN THE AMOUNT OF: **ONE HUNDRED (\$100.00) DOLLARS** SHOULD BE MADE PAYABLE TO COLONIAL GARDENS.

PURCHASER/LESSEE _____ DATE _____

PRINT NAME _____

PURCHASER/LESSEE _____ DATE _____

PRINT NAME _____