

Building Racquet Club Apartments at Bonaventure 7 Condominium Association, Inc.

c/o Mayorga Management Services, LLC

6511 Davie Road Suite #313

Davie, FL 33317

407-272-0742

APPLICATION FOR SALE & LEASE

Check List:

- The Application for Sale or Lease must be completed by all prospective applicants 18 years of age and older.
- Purchase contract must be attached. If **Rental lease** must be attached.
- Proof of Estoppel order must be attached or of the Estoppel Letter must be attached.
- A non-refundable processing fee of \$150.00 per married couple (marriage certificate must be attached) or \$150.00 per non-married person. All persons over the age of 18 MUST complete the application Certified funds only: Cashier's check, Certified Check, or Money Order will be accepted. No personal checks. Check can be made payable to: Mayorga Management Services, LLC and mailed to 6511 Nova Drive #313, Davie, FL 33317-7401.
- **RUSH ORDERS:** There is a \$50.00 Fee for Rush Orders.
- Copies of the following MUST be included: Driver's License, Vehicle Registration, Vehicle Insurance, Last two (2) Bank Account Master front Sheet for all applicants 18 years of age and older and ALL vehicles that will be addressed to said home. If an individual applying does not have a US social Security number, the following will be required: Valid Passport and Visa plus international fee of \$100.00.

The Completed package must be submitted to the Association's management Firm, whose name and contact information is listed above, at least fifteen (15) days prior to an interview meeting is scheduled with the Board of Directors. NOTE: The Board of Directors have up to 30 days to review the application and conduct the interview.

Please note: That incomplete applications with missing documents, blank fields, missing initials or signatures, or illegible items, will not be accepted or processed. Please print legibly.

If you choose to email your application, please be sure it is sent in One (1) PDF file including all attachments required as indicated in the above list. The application will not be processed until the Association, or its authorized agent receives the required fees listed above.

PLEASE ENTER THE COMPLETE LEGAL ADDRESS OF THE RESIDENCE YOU ARE APPLYING FOR:

ADDRESS: _____ UNIT#: _____

CITY: _____ STATE: _____ ZIP CODE: _____

PLEASE SELECT IF BUYING OR RENTING: PURCHASING _____ RENTING _____

Acknowledgement and Agreed: _____ Date: _____

Acknowledgement and Agreed: _____ Date: _____

Expected Closing Date: _____ **Expected Move in Date:** _____ **Expected Lease End Date:** _____

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**DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS**

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for and/or continued residence. A consumer report and/or an investigative consumer report may be obtained at any time during the application process or during your residence. Upon a timely written request of the management, and within 5 days of the request, the name, address and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the consumer report, you will be provided an opportunity to request a copy of the report, the name, address and telephone number of the reporting agency, and a summary of your rights under the Fair Credit Reporting Act.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish Mayorga Management Services, LLC. their directors' employees, agents and assigns with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the origin directors

ACKNOWLEDGED AND AUTHORIZED

Print Name – (Applicant #1)

Signature – (Applicant #1)

Date

Print Name – (Applicant #2)

Signature – (Applicant #2)

Date

☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

SIGNATURE _____ DATE _____

Co-Applicant

SIGNATURE _____ DATE _____

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I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's a rental.

Applicant Name	Date of Birth*	Social Security Number
*Date of Birth is requested in order to obtain accurate retrieval of records.		If International, please provide Passport Number and Visa

Co-Applicants Name	Date of Birth	Social Security Number
		If International, please provide. Passport Number and Visa

Current Physical Address City & State Zip code

11

California, Minnesota & Oklahoma Applicants Only: Please check here to have a copy of your consumer report sent directly to you.

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE _____ DATE _____

Co-Applicant
SIGNATURE _____ DATE _____

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APPLICANT # 1 INFORMATION:

Printed Name: _____

SS#: _____ Date of Birth: _____

DL#: _____ State: _____

Home #: _____ Cell #: _____

Email: _____

RESIDENTIAL HISTORY:

Present Address: _____

How long have you resided at this Address: _____ ☐ Rent or ☐ Own Payment Amt: _____

If Rent, Landlord Name & Phone: _____

EMPLOYMENT INFORMATION: ☐ Employed ☐ Student ☐ Retired ☐ Unemployed

Employed by: _____ Work#: _____

Address: _____

How Long: _____ Monthly Income: _____

Position Held: _____ Supervisor: _____

CREDIT HISTORY:

Have you ever been cited, arrested, or convicted of any crime? ☐ NO ☐ YES (explain)

Have you ever filed for Bankruptcy? ☐ NO ☐ YES (explain)

Are you involved in a lawsuit or have any pending judgments? ☐ NO ☐ YES (explain)

REFERENCES:

Bank Name: _____ Account Type: _____ Account No.: _____

Credit Reference: _____ Phone: _____

Character Reference: _____ Phone: _____

VEHICLE INFORMATION:

Make: _____ Model: _____ Year: _____ Color: _____

License Tag: _____ State: _____ Insurance Name: _____

Policy No.: _____ Insurance Phone: _____

Are there any additional resident/applicants? YES NO (if yes, please list below:)

***** Any additional occupants 18 years or older MUST submit a separate Application*****

<u>First and Last Name</u>	<u>Age</u>	<u>Relationship</u>

Applicant #1 Signature: _____ **Date:** _____

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APPLICANT # 2 INFORMATION:

Printed Name: _____

SS#: _____ Date of Birth: _____

DL#: _____ State: _____

Home #: _____ Cell #: _____

Email: _____

RESIDENTIAL HISTORY:

Present Address: _____

How long have you resided at this Address: _____ ☐ Rent or ☐ Own Payment Amt: _____

If Rent, Landlord Name & Phone: _____

EMPLOYMENT INFORMATION: ☐ Employed ☐ Student ☐ Retired ☐ Unemployed

Employed by: _____ Work#: _____

Address: _____

How Long: _____ Monthly Income: _____

Position Held: _____ Supervisor: _____

CREDIT HISTORY:

Have you ever been cited, arrested, or convicted of any crime? ☐ NO ☐ YES (explain)

Have you ever filed for Bankruptcy? ☐ NO ☐ YES (explain)

Have you ever been evicted or been late in a rental payment? ☐ NO ☐ YES (explain)

Are you involved in a lawsuit or have any pending judgments? ☐ NO ☐ YES (explain)

REFERENCES:

Bank Name: _____ Account Type: _____ Account No.: _____

Credit Reference: _____ Phone: _____

Character Reference: _____ Phone: _____

VEHICLE INFORMATION:

Make: _____ Model: _____ Year: _____ Color: _____

License Tag: _____ State: _____ Insurance Name: _____

Policy No.: _____ Insurance Phone: _____

Are there any additional resident/applicants? **YES** **NO** (if yes, please list below:)

***** Any additional occupants 18 years or older MUST submit a separate Application*****

<u>First and Last Name</u>	<u>Age</u>	<u>Relationship</u>

Applicant #2 Signature: _____ Date: _____

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Pet Registration

Pet one (1) Registration:

Pet two (2) Registration:

Pet Name:	Pet Name:
Pet Age:	Pet Age:
Breed:	Breed:
Weight:	Weight:
Color:	Color:
Is your Pet a Dog or Cat:	Is your Pet a Dog or Cat:
Has your pet received all shots:	Has your pet received all shots:
Please include a copy of the shots:	Please include a copy of the shots:
Please include photo of pet:	Please include photo of pet:
Is this pet registered as an ESA/Services Animal:	Is this pet registered as an ESA/Services Animal:

Pet Rules and Regulations: No Owner, Resident, Tenant, Guest, or Occupant shall keep, maintain, or harbor any animal or pet on the Property other than a maximum of two (2) household pets, each weighing no more than twenty (20) pounds, provided that such pets do not create a nuisance, cause damage, or otherwise interfere with the quiet enjoyment, health, safety, or welfare of other residents or the community at large.

All approved pets shall be subject to the following rules and regulations:

Leash Requirement: No pet shall be permitted outside of a Unit unless under the direct control of its Owner or handler and secured on a leash not exceeding six (6) feet in length.

Carrying of Pets Within Buildings: Pets must be hand-carried at all times while inside any building, including but not limited to hallways, stairwells, and elevators.

Pet Walking Restrictions: Pets shall be walked off the Property only. Walking, exercising, or allowing pets to relieve themselves on the Property or within Common Areas is strictly prohibited.

Damage to Property: Any damage caused by a pet to the Property, including but not limited to grounds, flooring, walls, trim, finishes, tiles, carpeting, stairways, elevators, or other Common Elements, shall be the sole financial responsibility of the pet Owner. The Owner shall promptly reimburse the Association for all costs incurred to restore the damaged property to its original condition.

Liability for Injury or Damage: Pet Owners shall be fully and financially responsible for any personal injury or property damage caused by their pet to any Owner, Resident, Occupant, Guest, Licensee, Invitee, employee, contractor, or vendor of the Association. **Vaccination and Registration Requirements:** All dogs and cats four (4) months of age or older must have a current rabies vaccination, must be vaccinated annually as required by law, and must be properly registered with Broward County.

Waste Disposal and City Ordinances: All dogs must be kept on a leash in public areas and under the handler's control at all times, in accordance with applicable City ordinances. Residents are required to immediately clean up and properly dispose of all pet waste. Pet Owners must carry appropriate waste disposal bags while walking their pets.

Cats: Cats are not permitted to roam freely. All cats must be kept inside the Unit or confined to the Owner's designated courtyard area, if applicable.

Feeding of Animals Prohibited: The feeding of stray, feral, wild animals, including feral cats and ducks, anywhere on the Property is strictly prohibited.

Interference with Animal Control Efforts: Any interference with actions taken by the Association, its agents, or contractors to control or manage the population of stray or wild animals is strictly prohibited. Violators shall be subject to fines and enforcement action as permitted by the Governing Documents and applicable law.

Aggressive or Dangerous Animals: Any dog or other pet owned, kept, or harbored by a Unit Owner, Tenant, Resident, Guest, or Visitor that has attacked or injured a human being or another person's pet shall, upon written notification by the Association or its Agent, be permanently removed from the community within forty-eight (48) hours of such notice.

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Rules and Regulations Article XVIII

Signs: No "sold: or "for sale" or "for rent" signs or other window displays or advertising shall be maintained or permitted on any part of the property or in any unit or association common elements.

Pets: No owner may keep any pet or animal on the property other than two household pets under 20 lbs each in weight and so long as such pet or animal do not constitute a nuisance and interfere with the quality enjoyment of the property by other owners. Pets will be subject to the following regulations.

1. A pet will not be allowed out of the unit unless it is in the custody of the owner and on a leash not to exceed 6 feet in length
2. a pet will be carried within the building at all times
3. A pet will be walked off of the property not on the property
4. Any damage to the building grounds flooring wall trim finish tiles carpeting stairs elevator etcetera will be the full responsibility of the pet owner and the owner shall pay for any and all expenses involved in restoring damaged property to its original new condition
5. The owner shall be financially responsible for any personal injury or personal property damage caused by a pet to an owner occupant guest licensee or employee vendor et cetera of the building
6. All dogs and cats over 4 months old must have a rabies vaccine, must be vaccinated yearly, and must be registered with Broward County.
7. All dogs must be kept on a leash in public, and always in your control. This is a city ordinance and enforceable by a fine. As a courtesy to your neighbors and in accordance with the city ordinance, residents must pick up all solid waste left by their pets. Please carry "poop bags" with you when walking your dog.
8. Please do not allow your cats to run stray. They must be kept inside your unit.
9. Feeding stray or wild animals, feral cats and ducks, is strictly prohibited.
10. Interference with actions taken by the Association or its contractors to control the population of wild or stray animals is strictly prohibited. A fine will be levied on violators.
11. If any dog/s or other pets owned by including, but not limited to, a Unit Owner, Renter, Resident, Guest or Visitor is or are known to have attacked and injured a human being or another person's pet shall, upon notification by the Association or its Agent, be required to permanently remove the animal/s from the community within 48 hours of said notification.

Units: Owners will maintain their units all times in compliance with all laws zoning ordinance and regulations of all governmental authorities having jurisdiction over Bonaventure.

Repairs: No repairs will be performed within a unit by an owner contractor or subcontractor prior to 10 AM or subsequently to 5:00 PM no work will be performed on Sundays

Structural modifications: No owner shall permit any structural modifications or alterations to be made within a unit without first obtaining the written consent of the corporation which consent may be withheld in the event that a majority of the board determines in their sole discretion that such structural modification or alteration would affect or in any manner endanger the property. If the modification or alteration desired by a home owner involves the removal of any permanent interior partition the corporation shall have the right to permit such removals so long as the permit interior partition to be removed is not a load bearing partition and so long as the removal thereof good and no matter of fact the interference with the providing of utility services constituting common elements. No owner shall cause the windows or balcony a bunting his unit to be enclosed increased in size altered or caused improvements or change to any balcony or windows on the exterior of the property. This prohibition includes but is not limited to painting or other decorations the installation of

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electrical wiring television antenna machines or air conditioning units which may protrude through the wall or roof of the property or which would in any matter change the appearance of any portion of the property

Common elements: The corporation shall not have the right to make or cause to be made such alterations or improvements to the common elements or limited common elements with prejudice the right of an owner in the use and enjoyment of his unit unless in such instance much owners written consent has been obtained the making of such alterations and improvements must be approved by the board and the cost of such alterations or improvements shall be assessed as a common expense to be collected from all owners however where any alterations or improvements are exclusively or substantially for the benefit of the owner requesting name then the cost of such alterations and improvements shall be as assessed against a collection solely from the owner exclusively or substantially benefiting such assessment is to be levied in such proportion as may be determined by the board.

Vendors, Contractors, and employees: Housekeepers, contractors, vendors and domestic help of owners may not gather or lounge in public areas of the property.

Management Firm and Staff: employees of the corporation or management firms shall not be sent off the property by any owner at any time for any purpose no owner or resident call directly supervised or in any manner attempt to assert any control over the employees of the corporation and management firm

Parking Space: The property contains 1 1/2 automobile parking spaces for each unit 1 parking space has been assigned to each unit as a limited common element and the other parking space has been designated as a common element's use of all parking spaces shall at all times be subject to the rules and regulations established by the board and management firm all vehicles must be parked in their proper assigned parking space without impeding into the parking space next to you are sparking space. No vehicle which cannot operate on its own power shall remain on the property for more than 24 hours and no repair of vehicles shall be made on the property. No vehicles shall have a cover over them covering the license plate at any time all vehicles that are covered and covering parking license plate is subject to towing.

Trash and Recycling: No trash or recycling may be left outside of the unit over night. All trash must be properly disposed of in the trash chute. All boxes must be properly broken down and disposed of. Any units that fail to follow posted signed will be fined \$100.00 per violation up to the maximum allowed by FS718.

I/ we hereby acknowledge that I/we _____, have read, reviewed, and understand the Rules and Regulations of Building Racquet Club Apartment at Bonaventure 7 Condominium Association, Inc. By signing below, we agree to the Rules and Regulations and hereby will abide by them. (To be signed again with a member of the screening committee)

① Unit Owner/Renter Signature/s _____	Date
② Unit Owner/Renter Signature/s	Date
Screening Committee Member Signature	Date