

NOTIFICATION AND APPLICATION TO SELL OR LEASE

Application To: (Circle) **PURCHASE** or **LEASE**

To: BOARD OF DIRECTORS

I/We agree to provide the purchaser or lessee with a copy of Village Townhouse Condominium Association, Inc.'s, Declaration, By-Laws, Articles of Incorporation, and Rules & Regulations prior to the occupancy of the unit by the purchaser or lessee.

I/We will be bound by the Declaration of Condominium, By-Laws, Articles of Incorporation, and the Rules & Regulations of the Condominium Association.

The association and its agent, in the event it consents to a lease, are hereby authorized to act as our agent with full power and authority to take such action as may be required, if necessary, to compel compliance by our lessee(s), and/or their guests, with provision of the declaration of condominium of village townhouse condominium, its supportive exhibits, the condominium act, and rules and regulations of the association, or in the instance of violation of any of the above by the lessee(s) and/or their guests, under the appropriate circumstance, to terminate the leasehold and evict the tenant or guest. If this application is for a lease, the lessor agrees to reimburse the association for any attorney's fees and costs incurred as the lessor's agent in such enforcement or lease termination.

For you to facilitate consideration of my/our application for the sale/lease of the above-designated unit, I/We have caused the proposed purchaser/lessee to complete the attached Application by Proposed Purchaser of Lessee. I/We am/are aware that any falsification or misrepresentation of the facts in the attached application will result in the automatic rejection of the Application to Sell or Lease. I/We consent that you may have further inquiries concerning this application, particularly regarding the references given below.

I/we hereby agree to allow the Board of Directors to institute an investigation into my/our background, including criminal and finance. Accordingly, I/we specifically authorize the

Board of Directors, Association's management company (if any), agent, and any firm which the Board desires to contract with to make such investigation and agree that the information contained therein as well as the information contained within this application may be used in said investigation, and that the Board, its management company (if any), legal counsel, officers, directors, agents and/or other company employed to conduct said investigation shall be held harmless from any claims, actions, damages, liabilities, obligations, promises, causes of action, suits, attorneys' fees and expenses of any nature whatsoever, whether known or unknown, suspected or unsuspected, with respect to such investigation or in connection with the use of the information contained herein or as to any investigation conducted by the Board.

I/We have attached hereto a Copy of the Purchase Contract, Lease, or other documents which truly and accurately set forth the terms of the offer that I/We wish to accept.

I/We agree Owner/Lessee shall not move in unless pre-registered with the Association upon approval.

Dated this _____ of _____, 20_____.

Owner (s) Signature: _____

Owner (s) Signature: _____

CONFIDENTIAL RESIDENT INFORMATION SHEET

Property Address: _____

Applicant Name: _____

Email Address: _____ Phone: _____

Applicant Name: _____

Email Address: _____ Phone: _____

Is a corporation renting the unit or buying the unit? (Circle) YES or NO

If yes, please state the name of the Corporation: _____

Name of the Corporation officer who will be residing in the unit:

Anticipated date of occupancy? _____

Children Names & Ages:	Name	Age
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Pet(s) (Circle) YES or NO ----- If yes, complete the Pet Registration Form.

Emergency Contact Name: _____

Relationship: _____ Phone: _____

Mailing Address (**OFF-SITE ADDRESS**):

Are you or anyone in your household in need of special medical attention or have restricted mobility, which would require additional assistance in the event of an emergency? **(Circle) YES or NO**

If yes, please explain special needs (i.e. oxygen, wheelchair, blind, hearing impaired, etc.):

PET REGISTRATION FORM

Unit Owner or Lessee: _____

Property Address: _____

(Checkmark Pet Type) BIRD: _____ CAT: _____ DOG: _____ FISH: _____ OTHER: _____

If other, please list the pet type: _____

Pet's Name: _____ Pet's Age: _____

Pet's Weight: Pet's License/Tag Number: _____

Breed (Description, Color, etc.): _____

PLEASE ATTACH A
PHOTO OF PET HERE

I AM AWARE OF THE VILLAGE TOWNHOUSE CONDOMINIUM RULES & REGULATIONS
REGARDING PETS ON THE PROPERTY AND AGREE TO ABIDE BY THEM.

Unit Owner's Signature: _____ Date: _____

Unit Owner's Signature: _____ Date: _____

Lessee's Signature: _____ Date: _____

Lessee's Signature: _____ Date: _____

IF YOU DO NOT OWN A PET, PLEASE SKIP THIS PAGE

Village Townhouse Condominium Association, Inc.

C/O Grant Property Management

851 Broken Sound Pkwy. NW Suite 102 Boca Raton, FL 33487

Phone: (561) 417-4100 E-Mail: GPM@grantmgmt.com

UNIT ACCESS AUTHORIZATION GUEST & CONTRACTOR

I, _____, hereby authorize the following person(s) to enter the property
at (address) _____, effective _____ (date).

This authorization is valid until: _____ (date).

NAME / COMPANY

DESCRIPTION (FRIEND, FAMILY, CONTRACTOR)

INSTRUCTIONS:

Owners or authorized lessees may access the property at will using a key (or a key fob, if applicable) at designated entry points. The residents must authorize all other visitors to the property. You may authorize entry at any time with written confirmation. **If you wish to authorize access to your unit during an absence from the property, use this form to designate such authorization.** Once the management office has this authorization, access will be given to the above-listed parties until further notice. **Residents must make all arrangements for unit access with their guests (i.e. provide keys, fobs, etc.)**

Contractors or service personnel are **NOT** allowed to use Proxy Keys; Residents are responsible for providing them with **UNIT KEYS ONLY**.

The undersigned acknowledges and agrees to fully indemnify and hold harmless you and all of your officers, directors, members, employees, and agents (including, without limitation, your management and security companies and their officers, directors, and employees) for and from any misconduct or negligence of the person(s) named above, whether in the Unit, the Common Elements of the Condominium or otherwise (such agreement to include all attorney fees and court costs regardless of whether the suit is brought or any appeal is taken therefrom).

Applicant Signature: _____ Print: _____

Applicant Signature: _____ Print: _____

Phone: Applicant Signature: _____ Fax: _____

Village Townhouse Condominium Association, Inc.

C/O Grant Property Management

851 Broken Sound Pkwy. NW Suite 102 Boca Raton, FL 33487

Phone: (561) 417-4100 E-Mail: GPM@grantmgmt.com

PARCEL RECEIPT AUTHORIZATION

TO: VILLAGE TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.

FROM: Lessee: _____

Lessee: _____

Owner: _____

Property Address: _____

THE UNDERSIGNED, the owner(s) or lessee(s) of Unit listed above (the "Unit") of VILLAGE TOWNHOUSE CONDOMINIUM ASSOCIATION hereby authorizes the personnel employed by VILLAGE TOWNHOUSE CONDOMINIUM ASSOCIATION, INC. (the "Association") to accept, receive and sign for any parcels, deliveries, or mail addressed to the Unit, without imposing any liability thereon for the condition or substance of any such parcels so received.

Understanding that this Authorization is solely for the benefit of the undersigned, we hereby release the Association, its employees, and agents, from any liability arising from this Authorization, including, without limitation, liability arising from the misplacement of parcels, and/or the negligence of the Association, its employees or agents in such regard.

EXECUTED THIS _____ day of _____, 20____

By: _____

(ON BEHALF OF ALL RESIDENTS OF THE ABOVE UNIT)

Print Name: _____

COLLECTION OF RENT AGREEMENT

This Collection of Rent Agreement (this "Agreement") is made and entered into as of this ____ day of _____, 20____ by and between VILLAGE TOWNHOUSE CONDOMINIUM ASSOCIATION, INC. ("Association"), _____ ("Unit Owner") and _____ ("Tenant").

WITNESSETH:

WHEREAS, Tenant and Unit Owner intend on entering a lease (the "Lease") with respect to the property located at _____, Unit # _____, _____, FL _____; and

WHEREAS, Association has the right to condition its approval of the Lease on the execution of this Agreement by the parties hereto.

NOW THEREFORE, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, it is mutually agreed and covenanted by and among the parties to this Agreement as follows:

1. Tenant and Unit Owner acknowledge and agree that Tenant is required to comply with the Association's Declaration of Condominium, By-laws, Articles of Incorporation, and Rules and Regulations, as amended from time to time (collectively, the "Governing Documents"). The Governing Documents shall be deemed expressly incorporated into the Lease.
2. Tenant and Unit Owner acknowledge and agree that Unit Owner is required to pay to Association all assessments (the "Assessment") levied by Association in accordance with the Governing Documents.
3. In the event the Unit Owner fails to pay the Association any Assessment when the same becomes due, the Association shall be entitled to collect the Tenant's rent payments ("Rent") owed to the Unit Owner under the Lease for the purpose of offsetting the delinquent Assessment as follows:

If the Association notifies the Tenant that the Unit Owner is delinquent in its obligation to pay any Assessment, the Tenant shall discontinue the payment of the Rent to the Unit Owner and instead shall direct said Rent payments, in the same amount and frequency as set forth in the Lease, to Association until such time as Association directs Tenant to redirect Rent payments to Unit Owner. Any Rent collected by the Association in excess of the Unit Owner's delinquent Assessment will be promptly disbursed to the Unit Owner.

4. In the event Tenant fails to redirect the payments of Rent to the Association and instead continues to pay Rent to Unit Owner, Tenant shall become obligated along

with the Unit Owner to pay the delinquent Assessments to the Association, irrespective of any Rent payments that Tenant may already have made to Unit Owner.

5. Unit Owner and Tenant acknowledge that the Association would not have approved Tenant and the Lease but for the parties entering into this Agreement. Therefore, Tenant and Unit Owner hereby waive each of their rights to contest the validity of this Agreement or the validity of any of the remedies available to the Association.
6. The laws of the State of Florida shall govern the validity, performance, and enforcement of this Agreement. The venue shall be in Broward County, Florida.
7. This Agreement shall not be construed more strictly against one party than against the other merely because it may have been prepared by counsel for one of the parties, it is recognized that the parties have contributed substantially and materially to its preparation.
8. All notices, demands, and communications hereunder to the parties shall be served or given in accordance with the Governing Documents.
9. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute one and the same instrument.
10. This Agreement and the exhibits attached hereto and forming a part hereof, represent the entire understanding and agreement between the parties with respect to the subject matter hereof and supersedes all other negotiations, understandings, and representations (if any) made by and between the parties. No subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the Tenant, Association, or Unit Owner unless reduced to writing and signed by all three parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

ASSOCIATION: VILLAGE TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.

UNIT OWNER

By: _____

Print Name: _____

TENANT

By: _____

Print Name: _____

UNIT OWNER

By: _____

Print Name: _____

TENANT

By: _____

Print Name: _____