

RACQUET CLUB APTS AT BONAVENTURE 4 SOUTH, CAI.

820 South State Road 7 Plantation, FL. 33317

Phone: (954) 581-8686 Fax: (954) 581-8438

Info@wbmanage.com

LEASE/PURCHASE APPLICATION

We understand everyone's urgency for the approval so make sure the package is complete and all parties have signed for a successful quick approval. Approval process takes up to 30 days to be reviewed.

Applications will not be considered if incomplete and days start counting once we have a fully completed application in hand. Applications are to be submitted as one sided copies.

APPLICATION/CHECKLIST must be completed prior to submitting to association for review:

- ☐ Completely fill out application per applicant, unless husband and wife, may be on one application. Must include marriage certificate if married with different last names. LEAVE NO BLANKS (N/A).
- ☐ Application Fee \$150.00 per application, cashier's check/money order made payable to RACQUET CLUB APTS AT BONAVENTURE 4 SOUTH, CAI.
- ☐ Complete executed lease/purchase contract.
- ☐ Signed lease addendum by Tenant and Landlord (If leasing the unit).
- ☐ Copy of driver's license or current government issued photo ID.
- ☐ You must provide 3 letters of reference, last 2 paystubs, & a statement from your bank. If you are self-employed, you must include a copy of your last year tax return.
- ☐ If applicable, applicants must fill out pet registration form and submit a photo. Limited to 2 pets, cannot exceed 20 lbs.

All applicants will be required to make themselves available for a personal interview with the board of directors prior to the move in/closing date.

For any questions regarding your application and its status, please email West Broward at info@wbmanage.com.

Please be sure to fill in the blanks otherwise application will be returned.

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PLEASE COMPLETE ALL FIELDS OF THE FORM BELOW

APPLICANT & CO-APPLICANT INFORMATION

Applicant Name: _____

Social Security#: _____ Date of Birth: _____

Phone/ Cell# _____

Email: _____

Spouse Name: _____

Social Security#: _____ Date of Birth: _____

Phone/ Cell# _____

Email: _____

Number of children/age(s): _____ Any other occupants other than immediate family? Yes/No

List names of all occupants: _____

Pets: Yes / No Number: _____

Breed: _____ Weight: _____

Vehicle Information:

TAG: _____ Color: _____ Year: _____

Make: _____ Model: _____

Vehicle Information:

TAG: _____ Color: _____ Year: _____

Make: _____ Model: _____

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Employment Information (must be filled out for all applicants):

Applicant No. 1 _____

Name of Employer: _____

Occupation: _____

Address: _____

Length of employment: _____ Monthly income: _____

Tel number: _____

Applicant No. 2 _____

Name of Employer: _____

Occupation: _____

Address: _____

Length of employment: _____ Monthly income: _____

Tel number: _____

Personal References: (No family members)

Name: _____ Company: _____

Phone: _____

Name: _____ Company: _____

Phone: _____

Name: _____ Company: _____

Phone: _____

In case of emergency:

Name: _____ Relationship: _____

Phone: _____

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Have you ever been evicted from a rental residence for nonpayment of rent? _____

If yes, Landlord name & phone #: _____

Applicant(s) must understand that the Rules & Regulations of the Association have restrictions regarding children, pets, number of occupants, commercial vehicles, vans, trucks, boats, motorcycles and/or similar matters. Have you read and understood the Rules & Regulations of the Association? _____

Applicant(s) may not take possession of the property prior to written approval by the Board of Directors.

I, _____ acknowledge that all information listed in this application is true and correct.

Signed: _____ Date: _____

Signed: _____ Date: _____

FOR PURCHASE ONLY:

THE UNIT WILL BE USED AS PERMANENT RESIDENCE: YES NO

MAIL ALL CORRESPONDENCE TO:

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**AUTHORIZATION FOR RELEASE OF BANKING, RESIDENCE
AND EMPLOYMENT INFORMATION**

I/We _____ hereby authorize the release of information to West Broward

Community Management and its attorney or representative concerning my/our banking, credit, employment or residence in reference to this application for housing.

I understand that this information is to be used as part of an investigative consumer report and/or credit report.

Furthermore, I hereby waive any privileges I may have with respect to disclosure of said information to the aforesaid parties.

Applicant: _____ Date: _____

Applicant: _____ Date: _____

Please be sure to fill in the blanks otherwise application will be returned.

AUTHORIZATION FOR FILE DISCLOSURE

PLEASE ATTACH DRIVER'S LICENSE OR PHOTO ID TO THIS FORM

APPLICANT/TENANT CONSENT

I hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc. and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction.

X

Signature

Date

Full Name - First, Middle, and Last Name (Please Print)

Home Address (Unit # if applicable)

CITY

STATE

ZIP

Social Security Number

Date of Birth

Driver's License Number and State Issued

PET REGISTRATION FORM

NAME:

ADDRESS:

TELEPHONE NUMBER: _____

BREED OF PET(S): _____

APPROXIMATE WEIGHT OF PET(S) _____

PET'S NAME(S): _____ **AGE(S):** _____

PLEASE INCLUDE A COLOR PICTURE FOR IDENTIFICATION PURPOSES

☐ **I DO NOT OWN A PET:**

SIGNATURE: _____

SIGNATURE: _____

Please remember the pet owner must pick up all excrement. All pets must be on a leash at all times while outside of your unit and under supervision of a responsible adult.

By my signature below, I verify that I have read and understand the above and will abide by the Rules and Regulations of the association.

SIGNATURE: _____

DATE: _____

Racquet Club Garden Apartments 4 South

Rules and Regulations

Parking

The property contains one and one-half automobile parking spaces for each unit. One 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. Use of all parking spaces shall, at all times, be subject to the rules and regulations established by the Board and the Management Firm.

If specific parking spaces have been assigned to individual units, residents are to park in their assigned parking spaces. Exchanging of assigned parking spaces is not permitted. It shall be the duty of the host resident to make sure that their guests park only in a guest parking space. Pickup trucks may not be parked directly in front of the buildings, but may be parked in designated spaces. Each unit may park only two permanent vehicles on condominium property, one in the assigned space and the other in a yellow guest space. A vehicle parked for more than 30 days at the condominium will be considered a permanent vehicle.

The use of parking areas shall be limited to the parking of conventional passenger vehicles only. Specifically excluded are trailers, mobile homes, campers, motorcycles or other motorized two-wheeled vehicles, golf carts, commercial vehicles and other vehicles which, in the opinion of the condominium association shall not conform to the spirit and intention of this regulation. No commercial trucks or vehicles, house boats or boat trailers shall be permitted to be parked or stored on the property. (The foregoing does not apply to vehicles while in the course of making deliveries or doing any work on or about the premises).

No unlicensed or inoperative vehicle may be parked on condominium property for more than 72 hours. Repair of vehicles, other than of an emergency or temporary nature, is prohibited on condominium property.

The Condominium Association has the right to tow away at the owner's expense all vehicles not parked as provided above.

There is a speed limit of ten miles per hour within the condominium grounds. For reasons of safety, play of any kind is not permitted in the parking areas.

Swimming Pool

No food of any kind is permitted in the pool area; no beverages are permitted in glass containers. Cigarette butts, cigar stubs and all other litter should be put in the proper receptacles.

Chairs or lounges may not be reserved for anyone. They are to be occupied by residents and guests only and are not to be removed from the pool area under any circumstance. Persons using suntan lotion oils, etc. should spread protective covering or towels on chairs or lounges.

All persons must shower before entering the pool.

No running, pranks, roller skating, bicycle riding, ball playing or other such activities are permitted in or near the pool area. No floating objects, such as rafts, floats, balls, etc. are allowed in the pool area. Swimming aids attached to the body of a swimmer are permitted.

Children under ten years of age using the pool and recreation area must be accompanied and supervised by an adult who is responsible for their safety and behavior. Children under the age of three years or children in diapers of any age are absolutely not permitted in the pool by

order of the County Health Department. Only children who are toilet trained are permitted in the pool, providing they are three years or older.

Radios or tape recorders may be played only if they do not disturb others in the pool and surrounding areas. No animals are permitted in the pool area at any time.

The pool may be used only between the hours of 8:00 a.m. and 10:00 p.m.

Persons using the pool do so at their own risk. The facilities of the pool area are for the use and enjoyment of the unit owners, their families, lessees and guests. Such guests are permitted to use the facilities within reason and the unit owner or lessee remains responsible at all times for their conduct, which must be in conformity with all rules and regulations. All owners have been supplied with one key to the restrooms; additional keys may be purchased for \$1.00.

Please note that additional regulations regarding use of the pool are posted at the north end of the pool.

Pets

No owner or lessee may keep any pet or animal on the property other than two household pets under 20 pounds each in weight, and only so long as such pets or animals do not constitute a nuisance or interfere with the quiet enjoyment of the property by others.

No pets shall be permitted at any time upon any portion of the common elements except on a leash. Pets are not permitted in the pool or pool area even on a leash.

If any pet becomes annoying to other unit owners by making noise or otherwise, the unit owner in whose unit the animal is kept shall be responsible to correct the problem immediately. If the problem is not corrected after written notice from the Condominium Association or management firm, the unit owner shall no longer be allowed to keep the animal in his unit or shall be required to take such other steps as the Condominium Association may direct.

Should a pet relieve itself in any common area (grass, concrete, macadam, etc.) it is the responsibility of the pet's owner to clean up the excretion immediately.

The unit owner shall be financially responsible for any personal injury or personal property damage caused by a pet to any owner, occupant, guest, licensee or employee of the Management Firm, or to association property or the common elements.

Use of Units

Owners and occupants of units shall exercise proper care to minimize noise in connection with the use of musical instruments, radios, television sets amplifiers, loudspeakers, and/or any machine which affects television reception so as not to disturb other persons occupying units. No musical instrument may be played and no phonograph, radio, television set or other loudspeaker may be operated or played in any unit between the hours of 11:00 p.m. and the following 9:00 a.m. if the same shall disturb or annoy other occupants of units.

Carpentry, carpet laying or hammering of any kind must be done between the hours of 9:00 a.m. and 7:00 p.m.

Occupants shall not permit anything to be hung or displayed on the outside of the windows, or placed on the outside walls of a building; specifically, no clothes, sheets, blankets, laundry, or any kind of article shall be hung out or exposed on any part of the Common Elements, Limited Common Elements, or any part of the exterior of the building. No sign, awning, canopy, shutter, screen or similar items, radio or telephone antenna, shall be affixed to or placed upon

the exterior walls or roof, or any part thereof, except with the approval of the Board. The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials and shall not be obstructed, littered, defaced or misused in any manner.

No painting or structural changes are to be made on the terrace or front entrance, except by written permission of the Board of Directors. This includes enclosure of patios, outside shutters, awnings and jalousie doors, floor covering.

No littering of the condominium grounds is permitted. All refuse must be placed in a tightly closed plastic bag before being placed in the garbage receptacle. No paper bags are permitted.

There shall be no private solicitation of funds on the condominium grounds.

No cooking or barbequing shall be permitted on any balcony, patio or entryway that is dangerous or annoying to other occupants.

No unit owner shall install any alarm system or other sounding device on or about the premises unless such system is equipped with a cutoff device which will cause the alarm system to discontinue operating after 15 minutes.

No flammable oil or fluid, such as gasoline, kerosene, carbon-tetrachloride, naphtha or benzene, or explosives, fireworks or articles extra-hazardous to life, limb or property, shall be used or brought into any unit or stored anywhere on the common elements.

The toilets, sinks, garbage disposal units, baths, showers and any other water apparatus within the units shall not be used for any purpose other than that for which they were intended. No sweepings, rubbish, rags or any other improper articles shall be deposited into the same. Any damage to the common elements resulting from misuse thereof shall be borne by the unit owner of the unit where the misuse occurred.

All appliances and electrical equipment of any kind installed or used in a unit shall comply with all rules, requirements, regulations and recommendations of all public authorities and Boards of Fire Underwriters having jurisdiction.

If any unit owner desires to plant, at his own expense, any additional trees, shrubs or plants outside his unit upon any portion of the common elements or limited common elements, the unit owner may do so only with the prior written consent of the Condominium Association and in accordance with such standards as the Condominium Association shall specify. If the Condominium Association permits any such planting, the Condominium Association will not be responsible to replace any such plantings. Such plantings and maintenance thereof shall be at the risk and cost of the unit owner.

The type, color and design of furniture and furnishings that may be placed and used on any entryway, patio or porch are subject to approval by the Board or Management Firm. An owner shall not place or use any item thereon or upon any portion of the Common Elements or Limited Common Elements except with the approval of and as designated by the Board or Management Firm.

No industry, business, trade, occupation or profession of any kind, whether commercial, religious, educational or otherwise, shall be conducted, maintained or permitted on any part of the property or in any unit.

Owners will maintain their units at all times in compliance with all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction over Bonaventure. Nothing shall

be done or kept in a unit, which will either increase the Association's cost of insurance or result in the insurance being cancelled.

Leases

A lessee or renter is defined as any occupant of a unit other than the owner of record (names on the deed) or members of the immediate family thereof (spouse, child or parents).

An owner may lease a unit only two times per calendar year; provided, however that each lease must be for a minimum of three months and a maximum of one year. The leasing of a unit for less than three months per lease is expressly prohibited.

No apartment may be leased, occupied or otherwise made available to group lessees. An apartment may be leased to a corporation provided a list of occupants is made part of the lease.

No lessee may sublet an apartment.

The owner must supply the lessee with a copy of these rules and regulations. The Management Company will provide a copy of the rules and regulations to lessee, if necessary. Conformance with the Associations rules and regulations on the part of a lessee shall be the responsibility of the owner.

The owner shall be strictly and fully responsible to the Association for all losses or damage caused by a lessee to the Condominium Association property and shall be assessed for same. Such charges shall become a lien against the property of the owner and may be collected in the same manner as all other charges and obligations due the Condominium Association.

Lease application forms are available from the condominium Management Firm. The prospective lessee must complete the lease application form and return it to the Management Firm for processing with a copy of the written lease and a check in the amount of \$100.00 to cover the cost of processing. All lease applications must be submitted with all supporting documents and the required fee, not less than ten days prior to the inception of the proposed lease. Prospective lessees may be interviewed by members of the Association Board of Directors.

The unit owner will receive written notification from the Management Firm of approval or rejection of a lease by the Board of Directors. No lessee will be permitted to move into or occupy any apartment without such written approval. Any attempt to lease a unit without prior notice to the Management Firm shall be deemed a breach of the declaration, of the by-laws and of these rules and regulations, shall be null and void, and shall confer no title or interest whatsoever upon the intended lessee.

In the event such lessee shall move into the apartment without written approval, the lease shall be deemed null and void. In the further event such owner or agent shall fail to start eviction proceedings within 10 days or of the mailing of a notice of rejection by the Management Firm to unit owner or agent, the Association shall have the right to evict such tenant; and the owner shall be liable for and be assessed the costs, expenses and legal fees for such eviction proceedings. Each unit owner must make provisions in the lease for the eviction of a lessee by owner or Association for violation of condominium rules. Such eviction costs, including expenses and legal fees shall be charged to and paid by the unit owner if advanced by the Association.

No lease will be approved by the Board of Directors unless it contains the lease rider providing for payment of maintenance by lessee should maintenance become in arrears. Such rider can be obtained from the Management Firm.

Resales

Applications for resale of apartments are available from the Management Company and are to be completed by the prospective purchaser. The applications shall be accompanied by a copy of the proposed contract of sale and a check for \$100.00 to cover the cost of processing the application. Prospective buyers may be interviewed by members of the Board of Directors.

If the Association Board of Directors approves the sale, the seller shall be provided with a Certificate of Approval so that the seller may proceed with the sale.

No signs pertaining to sale or rental of an apartment are permitted on the premises.

Signed

Applicant x _____

Applicant x _____

LEASE ADDENDUM

In the event Lessor (Owner) is delinquent in the payment of a monthly assessment due to the Association, and if such delinquency continues for a period in excess of ten (10) days, Lessee, upon receiving written notice of such delinquency from the Association, or WEST BROWARD COMMUNITY MANAGEMENT, INC. (WBCM) shall pay the full amount of such delinquency as set forth in said notice to the Association or WBCM for the benefit of the Association. Lessee may deduct from the rental payment due Lessor the amount paid to cure the delinquency. It is understood and agreed that the Lessee shall continue to pay the monthly maintenance payment to the Association or WBCM until such time as Lessee is notified in writing by the Association or WBCM that Lessor's delinquency and default has been cured.

The Lessor and Lessee specifically acknowledge and agree that the Association is hereby empowered to act as agent for the Lessor, with full power and authority to take such action as may be required to compel compliance of Association, its supportive exhibits, Florida Condominium Act, and the Rules and Regulations of the Association. The approval of the proposed Lease Agreement by the Association expressly conditioned upon the observance of the provision contained in this addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The lessor acknowledges that he remains responsible for the acts of Lessee and Lessee's family and guests. Lessor agrees that he remains responsible for any costs incurred by the Association, attorneys fees and costs, pre-litigation at trials and for any appeals, in remedying violations of the Addendum and/or violations of the associations documents.

I (we) have been informed of the current Rules and Regulations of the Association and I (we) agree to be bound by the terms thereof, as a condition for the approval of this application.

I (we) further certify that the information submitted with this application is true and correct..

OWNER/AUTHORIZED AGENT *

TENANT

DATE

DATE

***NOTE - IF YOU ARE NOT THE OWNER OF RECORD SIGNING THE LEASE ADDENDUM YOU WILL NEED TO SUBMIT PROOF OF AUTHORIZATION TO DO SO**