Form of payment: Check or Money Orders – NO CASH

Please use a separate check for refundable deposit

Renter Requisites

- Application completely filled out
- Non-refundable $150.00 application fee per applicant (husband and wife are considered one).
- Copy of Lease Contract.
- Copy of Driver License.
- $200.00 security deposit payable to Carriage Hills Condo Inc. (From owner)
- Please make sure to check the new credit and residential history approval criteria before submitting the application

*(After approval) Additional charges on the day of the orientation

- $25.00 ID card per person + $25.00 refundable deposit
- $25.00 Barcode per car + $25.00 refundable deposit
- $5.00 Laundry card (buildings only)

Deposit will be refundable if barcode(s) and ID(s) are returned when the resident moved out of the property.

From date of receiving completed packet allow up to 30 days to process your application.

- A $100.00 rush fee is available (a separate Check or Money Order payable to Carriage Hills Condo Inc) – guaranteed your application will be process within 10 business days, if not $ will be refunded.

*****Acceptance is conditioned upon the truth and accuracy of this application. Any misrepresentation-falsification or omission of information on these forms will result in the automatic disqualification of my application. Occupancy prior to the Board of Directors approval is prohibited.**

(Updated 12/09/2021)

Carriage Hills Condominium, Inc.

100 Carriage Drive, Hollywood, Florida 33024
Phone 954.987.8218 - Fax 954.961.7688

Dear Unit Owner:

Attached is the application to lease your unit together with other required forms. In accordance with our condominium documents, you are required to submit all of the following items as a single package to the office in order to obtain the approval of the condominium.

FROM THE RENTER:

1. The enclosed application completely filled out. Pages not filled out will only delay the process.
2. A $150 application fee for each person to be screened. (Check or Money Order only, NO CASH). Husband and wife are considered one.
3. A separate Check or Money Order for $200 for security deposit refundable when tenant moves
4. A picture ID for each proposed occupant. Driver's license, passport or other government document.
5. A minimum credit score of 650 is required. Married applicants or verified domestic partnerships may use an average of each spouse's score, provided that neither spouse has a score below 550. If only one spouse is the qualifying applicant their credit score must exceeds 700.
6. No bankruptcy and No evictions in the last seven (7) years and must not have any lawsuits or disputes of records alleging that perspective tenant have failed to follow governing rules of any condominium or HOA

FROM THE OWNER:

1. Copy of signed lease if applicable.
2. No outstanding balances or violations.

ATTEMPTING TO LEASE YOUR UNIT WITHOUT PRIOR CONDOMINIUM APPROVAL WILL RESULT IN NULLIFICATION OF THE LEASE.

Once the application package is received it will be processed and you will be notified by the screening committee of the approval

If you have any questions regarding this application, please call the office at the above referenced number.

Sincerely
Board of Directors

(Updated 12/09/2021)

CARRIAGE HILLS CONDOMINIUM, INC.

100 CARRIAGE DRIVE, HOLLYWOOD, FL 33024, Telephone: 954-987-8218

"AN AGE 55 OR OVER COMMUNITY"

APPLICATION FOR UNIT RENTAL OCCUPANCY

Bldg# & Apt # ______________________ or Section # &Address: ___________________________

1. This application must be completed in detail by each proposed adult occupant, other than husband/wife •or. Parent/dependent child (which is considered one applicant).
2. If any question is not answered, or left blank; this application may be returned, not processed-and-not approved.
3. A minimum credit score of 650 is required. Married applicants or verified domestic partnerships may use an average of each spouse's score, provided that neither spouse has a score below 550. If only one spouse is the qualifying applicant their credit score must exceeds 700.
4. Tenant must not have any bankruptcy filings within the last seven (7) years.
5. NO evictions in the last seven (7) years and must not have any lawsuits or disputes of records alleging that perspective tenant have failed to follow governing rules of any condominium or HOA.
6. Please attach a non-refundable $150.00 application fee per applicant (husband and wife are considered one) made payable to CARRIAGE HILLS CONDOMINIUM, INC. (hereinafter referred to as "The Association").
7. Please attach A separate check for $200.00 as security deposit made payable to CARRIAGE HILLS CONDOMINIUM, INC. (hereinafter referred to as "The Association"). Deposit will be refundable when residents move out.
8. The completed application must be submitted to the Association office by the 25th of the month prior to the desired month of screening.
9. All applicants must attend an orientation after approval. Occupancy prior to Board of Directors approval is prohibited. You will be notified of the orientation date.
10. Carriage Hills Condominium, Inc. is a community designed and intended to provide housing for residents who are age 55 or over. Units must be permanently occupied by a least one-person age 55 or over. In addition, no occupancy of any unit is permitted by a person under the age of 18.
11. Use of the unit is for single family residency only. No corporation, company, partnership, or trust may occupy the unit.
12. No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, recreational vehicles or mopeds are permitted to park on the premises overnight. Motorcycles are not permitted to enter Carriage Hills at any time. Commercial vehicles are permitted only while conducting business for a resident or for the Association.
13. Each unit is provided with one (1) reserved parking space. Additional vehicles owned by residents must use guest spaces.
14. The unit owner must provide all tenants with a copy of the current "Rules and Regulations" of Carriage Hills.
15. Occupancy of the unit is limited to two persons per bedroom.
16. Moving furniture in or out of a unit is not permitted during the early morning or late evening hours.
17. Call the office to clarify accepted moving times.

APPLICANT MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS

Date: ___________ Owner's Name ___________________________ Telephone: __________________

Owner's Address: ____
Real Estate Agent's, name & phone number (if any)

____

Applicant
Name:____
Date of Birth: _____ / _____ / _______ Telephone: _____ / _____ / _____ Cell: _____ / _____ / __

Applicant Spouse
Name:____
Date of Birth: _____ / _____ / _______ Telephone: _____ / _____ / _____ Cell: _____ / _____ / __

Have you ever resided in Florida before? _____ If YES, please state the name of the community, the address and dates of residency:

_________________________________ ________________________from_________to ________

_________________________________ ________________________from__________to ________
If retired, please state the name and address of the company, as well as date of retirement:

____ Retirement date ___________________

Have you or any of the proposed occupants ever been convicted of; or pled to a crime? (yes or no) _______________. If you answered "yes" please state the dates, charges, and dispositions). Use additional sheets if necessary.

____

____

____

1. I hereby agree for myself and on behalf of all persons who may reside in the unit that:
   a. I will abide by all of the restrictions contained in the Bylaws and Rules. & Regulations which are: or may in the future, be enacted by the Association.
   b. I understand that I must be present when any of my guests, relatives, visitors or children who are not permanent residents are using the recreational facilities.
   c. I understand that subleasing of the unit is prohibited and that my guest or visitors may not reside in the unit for more than a total of 30 days during any 12 month period.
   d. I understand that any violation of the terms. Provisions, conditions and covenants of the Association's documents will be cause for immediate action as therein provided.
2. I have received a copy of the rules and Regulations: YES __________ NO ___________
3. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application. I also understand that occupancy prior to the Board's approval is prohibited.
4. I understand that the -acceptance for Occupancy at Carriage Hills is conditioned in part upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any

misrepresentation-falsification or omission of information on these forms will result in the automatic disqualification of my application.

5. I understand that the Board of Directors of Carriage Hills. Condominium, Inc. will cause to be instituted an investigation of my background as they may deem necessary. Accordingly, I specifically authorize the Board of Directors, Management, and Renters Reference of Florida, Inc. to make such investigation and agree that the information contained in this and the attached application may be used in such investigation; and that the Board of Directors, the officers, and management of Carriage Hills Condominium, Inc. itself shall be held harmless from .any action or claim by me in connection with the use of the information contained herein or any investigation conducted or authorized by the Board of Directors.

In making this application, I am aware that the decision of Carriage Hills Condominium, Inc. will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

Dated this ____________ day of ____________________ 20__.

Signatures of Applicants:

____ ____________________________________

____ ____________________________________

INSTRUCTIONS:

1 -All applicants are processed as separate investigations.
2 -Print legibly or type all information. Account and telephone numbers and complete addresses are required.
3 -If any question is not answered or left blank, this application may be returned, not processed or not approved.
4 -Missing information will cause delays in processing your application.
5 -Any misrepresentation, falsification or omission of information may result in your disqualification.
6- Only the applicants are authorized to sign all forms on page 2.

APPLICATION FOR OCCUPANCY/APPROVAL

PRINT OR TYPE (Use Black Ink) Purchase________ or Lease _______ (How long)

Apt. No. __________ Bldg No.___________ Special Address or Unit ____________________

Date____________________20_______ Desired date of occupancy ____________________

Name (Mr./Mrs. /Ms.)________________________ Date of Birth__________ Soc. Sec No. ___________
(mm/dd/yy) *(Passport, Alien, Green Card, Social Insurance No.)*

Spouse (Mr./Mrs./Ms.)________________________ Date of Birth__________ Soc. Sec No. ___________
(mm/dd/yy) *(Passport, Alien, Green Card, Social Insurance No.)*

[ ] Sngl. [ ] Married [ ] Widow(er) [ ] Sep.______ (How long) [ ] Div.______ (How long) Maiden Name____________________

Number of people who will occupy. Adults (over age 18) __________ Children (over 18) _________ Children (under 18) _________

Names & ages of children who will occupy: ____

Description of Pets (Breed, Size, Color, Weight, Etc.)__________________________________

In case of emergency notify: ____
Name *Address* *Telephone*

PRINT OR TYPE (Use Black Ink)

RESIDENCE HISTORY

A. Present Address ________________________________ Phone (___) ____________
(Street Address, Apt No., City, State, Zip)
Name of Apt. /Condo____________________ Phone (___) ________ Dates of Residency__________
Name of Landlord or Mortgage Co. __________________________ Phone (___) ____________
Address ____ Mtg. No. ____________

B. Previous Address ________________________________ Your Apt No. ____________
(Street Address, Apt No., City, State, Zip)
Name of Apt. /Condo____________________ Phone (___) ________ Dates of Residency__________
Name of Landlord or Mortgage Co. __________________________ Phone (___) ____________
Address ____ Mtg. No. ____________

C. Prior Address ________________________________ Your Apt No. ____________
(Street Address, Apt No., City, State, Zip)
Name of Apt. /Condo____________________ Phone (___) ________ Dates of Residency__________
Name of Landlord or Mortgage Co. __________________________ Phone (___)____________
Address ____ Mtg. No. ____________

PRINT OR TYPE (Use Black Ink)

EMPLOYMENT & BANK REFERENCES

A. Employed By (Business Name) ________________________ Phone (___) ____________
(or retired from)
How long__________ Dept. or Position ____________________ Mo. Income ____________
Address ____ Zip __________

B. Spouse's Employment (Business Name) ____________________ Phone (___) ____________
(or retired from)
How long__________ Dept. or Position ____________________ Mo. Income ____________
Address ____ Zip __________

C. Bank Reference ________________________________ Phone (___) ____________
How long__________ Ck. Acct. No. __________________ Sav. Acct. No. ____________
Address ____ Zip __________

D. Bank Reference ________________________________ Phone (___) ____________
How long__________ Ck. Acct. No. __________________ Sav. Acct. No. ____________
Address ____ Zip __________

(Continued on Back)

PRINT OR TYPE (Use Black Ink) **CHARACTER REFERENCES**

1. ____
Name Address Phone (Residential & Office)

2. ____
Name Address Phone (Residential & Office)

3. ____
Name Address Phone (Residential & Office)

Driver's Lic. No. #1 ______________________ #2 ______________________ State______

Make______________ Model ______________ Year ________ Plate No.________ Color ________ State______

Make______________ Model ______________ Year ________ Plate No.________ Color ________ State______

If this application is NOT legible or is not completely and accurately filled out, Applicant Information (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility. By signing, the applicant recognizes that the Association or their agent, Applicant Information may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, criminal background and mode of living as applicable. I may request, in writing, within a reasonable time, a complete and accurate disclosure of the nature and scope of any investigation.

Signature______________________________ Signature ______________________________
Applicant Applicant's Spouse

APPLICANT(S): Most banks, financial institutions, mortgage companies and employers require your signature and name printed. Make sure Authorization Form is completed as indicated.

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, EMPLOYMENT, AND CRIMINAL BACKGROUND

I have named you as a reference on my application for residency.

You are hereby authorized to release and give to the below mentioned party(s) or their Attorney or Representative, any and all information they request concerning my banking, credit, residence, employment, and background in reference with my /our application made for residency.

DESIGNATED PARTY: APPLICANT INFORMATION

I hereby waive any privileges I may have with respect to the said information in reference to its release to the aforesaid party(s).

Photocopies of this Authorization may be made to facilitate multiple inquiries. In the event you do receive a photocopy of this Authorization, it should be treated as an original and the <u>requested information should be released to facilitate my/our application for residency.</u>

______________________________ ______________________________
(Applicant's Signature) (Applicant's Name Printed)

______________________________ ______________________________
(Spouse's Signature) (Spouse's Name Printed)

DATE ______________________

CARRIAGE HILLS CONDOMINIUM, INC.

UNIFORM LEASE ADDENDUM

THIS LEASE ADDENDUM, entered into this day _______ day of __________, 20__ , by and between ____, owner of Unit No.____ In Carriage Hills Condominium, Inc. (herein referred to as "Lessor") and ______________________________________(hereinafter referred to as "Lessee").

1. **RULES AND REGULATIONS**. Lessee and Lessee's family, guests, invitees, licensees and servants, agree to take this Lease and Unit subject to the Declaration of Condominium of Carriage Hills Condominium, Inc., as well as, the Articles of Incorporation, Bylaws and the Rules and Regulations of Carriage Hills Condominium, Inc. (hereinafter referred to as Association) and all the amendments and exhibits thereto, all as same may be amended from time to time (hereinafter referred to collectively as Condominium Documents). Lessee specifically but without limitation acknowledges that the breach by Lessee or Lessee's family, guests, invitees, licensees and servants of the Condominium Documents constitute a breach of a material obligation under this Lease. Without limitation, failure of Lessee to abide by said Condominium Documents entitles the Lessor, and/or the Association, to terminate this lease and evict Lessee. In the event Association brings any action, proceeding, arbitration, litigation, or non-litigation enforcement or compliance action to terminate this lease and/or evict Lessee and/or enforce compliance with any of the terms of this Lease or the Condominium Documents, Association is entitled to recover from Lessor and Lessee, jointly and severally, all costs and reasonable attorney's fees incurred whether suit be brought or not, through all appellate levels.

2. **RIGHT OF ENTRY**. Lessor and Lessee acknowledge and agree that the Association is entitled to access the unit in accordance with Florida Law and the Condominium Documents. For the purpose of allowing entry under this provision of this Lease, Lessee agrees to provide Lessor and Association with a key to the leased unit and security alarm code, if applicable, and agrees to obtain the written consent of Lessor and the Association prior to placing additional or alternate locks on any, door or window, of before changing the security alarm code. If such consent is obtained, Lessee must supply Lessor and the Association with a key to each additional or alternate lock and the new security alarm code.

3. **SUBORDINATION**. This lease is hereby expressly made subject and subordinate to the Condominium Documents, all condominium assessments, advances or other charges which may now or hereafter affect or become a lien upon the real property of which the demised premises forms a part.

4. **ASSIGNMENT, SUBLETTING, RENEWAL.** Lessee cannot sublet the leased premises nor any part thereof. This Lease cannot be assigned by Lessee. This lease cannot be renewed or extended. All proposal renewals of leases must be submitted to the Association for approval and shall be treated as a new application for the approval of a Lease; and if approved, a new Lease addendum shall be signed. The parties acknowledge and agree that the Unit may only be leased once during a twelve (12) month period, and that in the event the Unit becomes vacate during such time, the Lessor may not re-lease the Unit until the expiration if the then current term.

5. **ASSOCIATION'S LIABILITY.** The Association is not liable to Lessee or Lessee's family, guests, agents, invitees, employees, or servants for damage or injury to person or property caused by other residents or other persons. Lessee and Lessor agree to indemnify, defend and hold Association harmless from and against any claims for damages whatsoever, including negligence claims, relating directly or indirectly to the Lessee's use of the premises, this Lease or from any activity or work permitted by Lessor or Lessee in or about the premises unless the Association is adjudicated to be grossly negligent. Without limitation, Association is not liable for personal injury, or damages to Lessee's personal property, from theft, vandalism, fire, fire, water, rain storms, smoke,

explosions, sonic booms, riots, or other causes whatsoever, whether similar in nature to those mentioned or not. If any of the Association's employees are requested to render any services, such as moving automobiles, handling of furniture, cleaning, signing for or delivering, packages, or any other service not required by the Association to be performed under the Condominium Documents, such employee is deemed the agent of Lessee regardless of whether payment is arranged for such services and Lessee agrees to indemnify and hold the Lessor and Association harmless from all liability or any claim whatsoever in connection with such services, including but not limited to, claims of negligence, unless the Association is adjudicated to be grossly negligent. Lessee agrees to notify the Lessor and Association immediately upon the occurrence of any injury, damage, or loss suffered by Lessee or other person in any of the aforesaid circumstances.

6. **ATTORNEY'S FEES.** In any action, proceeding, or litigation arising out of or concerning this Lease or where this Lease is relevant evidence, Lessee and Lessor, jointly and severally, are liable for and must pay Association's costs and reasonable attorney's fees, whether suit be brought or not, through all appellate levels.

7. **WAIVER OF JURY TRIAL**. Lessor and Lessee hereby waive trial by jury in any action, proceeding, or litigation arising out of or concerning this Lease or where this Lease is relevant evidence.

8. **MODIFICATIONS.** No amendment or modification to this Lease affecting any of the Association's rights or remedies is valid unless in Writing and signed by the Association.

9. **GOVERNING LAW, VENUE.** This lease is governed by and construed in accordance with the laws of the State of Florida, both substantive and remedial without regard to Florida's conflict of law jurisprudence. Venue for any action, proceeding, or litigation arising out of or concerning this Lease or where this Lease is relevant evidence must be in a State, County or Circuit Court, as appropriate, in Broward County, Florida, to the exclusion of all other venues and the parties expressly waive their right to venue elsewhere.

10. **RULE OF CONSTRUCTION**. Lessor and Lessee acknowledge and agree that the term of this Lease shall not be construed more strongly against one party or the other, or the intended third party beneficiary; and the parties expressly , to the extend permitted by law, waive any rule of strict construction that may have otherwise been applied in the absence of this provision.

11. **CAPTIONS**. The captions in this lease were inserted solely for convenience and cannot be used in construing the provisions that follow them.

12. **ACCEPTANCE OF DOCUMENTS**. Lessee's signature affixed below acknowledges receipt a copy of the Condominium Documents and that Lessee has read, in their entirety, this Lease and Condominium Documents and that Lessee understands and agrees to be bound by the same.

13. **RIGHT TO RENT.** In the event Lessor is delinquent in the obligation to pay to Association any general or special assessments, any installment thereof; or any other charge owed by Lessor to Association, including but not limited to fines, late fees, interests or attorney's fees, Association has the right to require Lessee to pay said rental installments, or the portion thereof sufficient to pay said delinquent assessments or other charges, directly to Association, upon Association giving written notice of the exercise of such right to Lessee and Lessor. This right of Association is cumulative and in addition to any and all other rights or remedies Association have against Lessee or Lessor. Moreover, failure of the Lessor to comply with the demand shall constitute a material breach of this Lease.

14. **THIRD PARTY BENEFICIARY.** Lessee and Lessor acknowledge and agree that Association is a primary, intended third party beneficiary of the Lease.

15. **SEVERABILITY**. The parties agree that if for any reason any provision or portion or any provision of this Lease, or the application thereof shall to any extent be deemed by a court or

arbitrator to be invalid or unenforceable, the remainder of this Lease, shall not be affected thereby. Additionally, the court or arbitrator is permitted to reform the Lease to reflect the parties' intent by enforcing the invalidated or unenforceable provision or portion of a provision to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the date last aforesaid.

________________________ By: ________________________________

Lessor

____

________________________ By: ________________________________

Lessee

____

________________________ By: ________________________________

Lessee

____

AMENDMENT TO THE DECLARATION OF CONDOMINIUM

Inasmuch as Carriage Hills is designed and intended as a retirement community for older persons, to provide housing for residents who are fifty-five (55) years of age or older, no unit shall, at any time, be permanently Occupied by children who are under eighteen (18) years of age; except that children below the age of eighteen (18) may be permitted to visit and temporarily reside for such periods as may be permitted by the Condominium Documents. No occupancy of any unit shall be permitted by any individual who has not attained the age of fifty-five (55). Notwithstanding same, the Board, in its sole 'discretion, shall have the right to establish hardship exceptions to permit individuals who have attained the age of eighteen (18) and who have not attained the age of fifty-five (55) to permanently reside in the community, providing that said exceptions shall not be permitted in situations where the granting of such hardship exceptions would result in less than 80% of the units in the condominium community having at least one (1) resident fifty-five (55) years of age or older, it being the intent that at least 80% of the units shall at all times have at least one (1) resident fifty-five (55) years of age or older. The Board of Directors shall establish policies, and procedures for the purpose of assuring that the foregoing required percentage of adult occupancy are maintained at all times. The Board, or its designee, shall have the sole and absolute authority to deny occupancy of a unit by any person(s) who would thereby create a violation of the foretasted percentage of adult occupancy. Permanent occupancy or residency shall be defined in the Rules and Regulations of the Association as may be promulgated by the Board. Notwithstanding the foregoing, occupancy of a unit on a permanent basis is limited to two (2) individuals for all one-bedroom units, and (4) individuals for all two-bedroom units. However, individuals in excess of this number may be permitted to visit and temporarily reside in a unit in the Condominium for such periods as may be permitted by the Condominium Documents.

f)H. All leases shall include an Addendum in substantially the following form

Subject to all obligations contained in mis Declaration of Condominium, and the By-Laws of the Corporation, we (names), as Landlord and Tenant, respectively, understand and agree that, as part of the consideration for this Lease, we hereby appoint Carriage Hills Condomium, Inc. to act as agent for the Lessor. In the event that the Tenant herein shall violate any of the provisions of this Declaration of Condominium, the By-Laws, Articles of Incorporation or Rules and Regulations of the Corporation governing the use and occupancy of the leased premises, this Lease shall immediately terminate, and the Corporation shall have the right to evict said tenant if, after due notice, the violation is not corrected. In the event a unit owner fails to pay any assessment or maintenance charges, either regular or special, under the terms and conditions set forth in the Declaration of Condominium and the By-Laws of the Corporation, the Tenant shall pay all rent due under the Lease directly to Carriage Hills Condominium, Inc. to cover the amount of said delinquent assessments.

g)I. Liability of Unit Owner. Every unit owner remains fully responsible for compliance with all terms of the Condominium Documents, notwithstanding the fact that he may rent, lease or otherwise transfer an interest in his unit. Every purchase, tenant, lessee, guest or other resident , takes possession of the unit subject to the Declaration of Condominium, the By-Laws, the Articles of Incorporation, the Rules and Regulations of the Association, as weH as the provisions of the Condominium Act.

OWNER: ______________________ DATE: ______________________

RENTER: ______________________ DATE: ______________________

(Updated 12/09/2021)

SCREENING DOCUMENT

AFTER READING THE PARAGRAPHS BELOW PLEASE INITIAL EACH ONE

_________ I have been informed that this is a Senior Community and that at least one of the residents in each unit must be 55 YEARS OF AGE OR OLDER.

_________ When you have a guest(s) staying with you, notify the office and obtain a guest pass. A GUEST(S) CAN ONLY STAY A MAXIMUM OF 30 DAYS IN ANY ONE YEAR PERIOD. IF LONGER, THEN GUEST(S) MUST BE SCREENED.

_________ I have been advised that children under the age of eighteen (18) years are not permitted to be permanent residents of Carriage Hills Condominium, Inc.

I have read the above and I agree to abide by the Rules and Regulations.

Signature: ______________________________ **Date:** ________________

Signature: ______________________________ **Date:** ________________

Signature: ______________________________ **Date:** ________________

Signature: ______________________________ **Date:** ________________

CERTIFICATION

I (WE) HEREBY REPRESENT THAT ALL INFORMATION IN MY "APPLICATION PACKAGE" IS TRUE AND COMPLETE AND AUTHORIZES THE VERIFICATION OF SAME BY REASONABLE MEANS. APPLICANT (S) UNDERSTAND 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 INCLUDING BUT NOT LIMITED TO CREDIT AND CRIMINAL BACKGROUND CHECKS AND APPLICANT AGREES TO HOLD THE OWNER, THE ASSOCIATION 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 AND REQUEST OF ITEMS WITHIN THE UNIT MUST BE DIRECTED TO THE UNIT OWNER. **THIS APPLIES TO LEASES ONLY.**

I(WE) ACKNOWLEDGE THAT I (WE) **CANNOT** OCCUPY THE PREMISES WITHOUT AUTHORIZATION FROM THE ASSOCIATON. IN THE EVENT THAT UNAUTHORIZED OCCUPANCY OCCURS, THE 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 APLICATION MAY TAKE UP TO THIRTY (30) DAYS.

I (WE) AGREE NO TRANSIENT OCCUPANCY IS ALLOWED AND A COPY OF THE SALES CONTRACT OR LEASE AGREEMENT 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, UNITED COMMUNITY MANAGEMENT CORP. AND ITS OWNERS, OFFICERS AND EMPLOYEES, HEREBY 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 THE CONDOMINIUM AND/OR HOMEOWNERS ASSOCIATION, A COPY OF WHICH HAS BEEN GIVEN TO ME.

APPLICANT (S) UNDERSTANDS THAT A NON-REFUNDABLE APPLICATION FEE SHOULD BE MADE PAYABLE TO THE ASSOCIATION.

______________________________ ______________________________

PURCHASER/LESSEE (**PLEASE PRINT**) DATE

____

PURCHASER/LESSEE (**PLEASE SIGN**)

______________________________ ______________________________

PURCHASER/LESSEE (**PLEASE PRINT**) DATE

____

PURCHASER/LESEE (**PLEASE SIGN**)

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.

- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:

  - a person has taken adverse action against you because of information in your credit report;
  - you are the victim of identity theft and place a fraud alert in your file;
  - your file contains inaccurate information as a result of fraud;
  - you are on public assistance;
  - you are unemployed but expect to apply for employment within 60 days.

  In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.

- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.

- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.

- **You may limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address form the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).

- The following FCRA right applies with respect to nationwide consumer reporting agencies:

  CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE

  You have a right to place a "security freeze" on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

  As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.

- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
1.a. Banks, savings associations, and credit unions with total assets of over $10 billion and their affiliates b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:	a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552 b. Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above: a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act. c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050 b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480 c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Financial Protection (OCFP) Division of Consumer Compliance Policy and Outreach 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590
4. Creditors Subject to the Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423
5. Creditors Subject to the Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Administration area supervisor
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., Suite 8200 Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street, N.E. Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580 (877) 382-4357

DISCLOSURE REGARDING BACKGROUND INVESTIGATION ON YOU

United Community Management Corp. and the Association of which this Disclosure form is part of an application package of (collectively the "Company") may obtain a "consumer report" about you from a consumer reporting agency for tenant, occupancy, or ownership purposes. A "consumer" report is a background screening report that may contain information regarding your criminal history, sex offender registry status, credit history, employment history, education history, driving history, professional licenses, and other information about you. It may bear upon your character, general reputation, personal characteristics, and/or mode of living.

The consumer reporting agency that may prepare a "consumer report" on you for the Company is:

Applicant Information
Attn: Consumer Department
1779 N University DR, STE 205
Pembroke Pines, FL 33024
Phone: 877-866-2161
Fax: 866-741-3258

The undersigned hereby authorizes the Company and the consumer reporting agency named above to obtain a "consumer report" as defined above.

Signature: ____________________ date: __________

Name: ____________________

Signature: ____________________ date: __________

Name: ____________________

NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW

(For California Applicants and Employees Only)

United Community Management ("the Company") intends to obtain information about you from an investigative consumer reporting agency for employment purposes. Thus, you can expect to be the subject of "investigative consumer reports" obtained for employment purposes. Such reports may include information about your character, general reputation, personal characteristics, and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency ("ICRA"), the Company may investigate the information contained in your employment application and other background information about you, including but not limited to: your criminal history, sex offender registry status, driving history, education history, employment history, and professional licenses. The Company may also obtain comments from individuals who are knowledgeable about you. These reports may be used as a factor in making employment decisions. The source of any investigative consumer report (as that term is defined under California law) will be Scott-Roberts and Associates, LLC, 2290 10 Ave. N., Suite 500 Lake Worth, Florida 33461, (888) 605-4265 (P), (888) 605-4305 (F), www.scottrobertsassociates.com, info@scottrobertsassociates.com. Information regarding Scott-Roberts and Associates, LLC's privacy practices (including information about whether any consumer personal information will be sent outside the U.S. or its territories) may be found at www.scottrobertsassociates.com.

Under California Civil Code section 1786.22, you are entitled to find out from an ICRA what is in the ICRA's file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and upon reasonable notice. You also may request a copy of the information in person. The ICRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- A summary of all information contained in the ICRA's file on you which is required to be provided by the California Civil Code and will be provided to you via telephone, if you have made a written request with proper identification for telephone disclosure and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By requesting a copy be sent to a specified addressee by certified mail. ICRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the ICRAs.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the ICRA require additional information concerning your employment and personal or family history in order to verify your identity.

The ICRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. An ICRA may require you to furnish a written statement granting permission to the ICRA to discuss your file in such person's presence.

Please check this box if you would like to receive a copy of an investigative consumer report (as defined by relevant state law) at no charge if one is obtained by the Company. ☐

THIS IS ONLY APPLICABLE TO AND FOR RESIDENTS OF CALIFORNIA

Absentee Owner as Landlord Change of Address Form

This must be completed by OWNER prior to Tenant Lease Application package being considered to be completed.

PLEASE PROVIDE AN ALTERNATE ADDRESS WHERE ALL ASSOCIATION CORRESPONDENCE REGARDING YOUR PROPERTY SHOULD BE SENT TO YOU.

This alternate address will commence, unless a different date is indicated below, on the commencement date of the Tenant's Lease. This will continue to be in effect until written notice of a further address change is provided to the Association.

Association Name: ______________________________

Association Property Address: ______________________________

Date for new address to be used: ____________

New Address to be used: ____________________

____

____

Owner's Name: ____________________

Owner's Signature: ____________________

Date signed by Owner: __________

For Association Use Only

Date Received: __________

Date Association's records changed: __________

Processed by whom: ____________________

CARRIAGE HILLS CENSUS SURVEY FORM

UNIT ADDRESS:

____________________________ Bldg/Section______ Unit#___________

DATE OF SURVEY:

____________________ Email_________________________

NAMES AS APPEARS ON DEED	PROOF OF AGE	OWNERS DATE OF BIRTH	PHONE #

OCCUPANT(S) OR TENNANTS	PROOF OF AGE	DATE OF BIRTH	FAMILY RELATIONSHIP

NAME OF CAREGIVER: ____

EMERGENCIES OR OUT OF TOWN NUMBER

NAME & PHONE NUMBER(S) TO BE CALLED IN CASE OF EMERGENCY

____

NAME OF RENTER	LEASE TERM	PHONE #

AUTOMOBILE REGISTRATION

TYPE/ MODEL	PLATE #	COLOR

Carriage Hills Condominium, Inc.
100 Carriage Drive, Hollywood, Florida 33024
Phone 954.987.8218 - Fax 954.961.7688

Receipt for Rental Application

(To be completed by Management Office)

Thank you for submitting your application to purchase within Carriage Hills Condominium on ______________________. We have reviewed your application and have determined that all the required paperwork has been received in order to process your application in a timely fashion. A member of our staff will contact you ASAP with the determination of approval.

Thank you,

Carriage Hills Management

Receipt Provided by:

____________________ Date: ______