

Colonial House Condominium Inc.
1100 Atlantic Shores Boul. #305
Hallandale Beach, FL, 33009
colonialhousecondo@gmail.com

INFORMATION FOR PROSPECTIVE OCCUPANTS/OWNERS

1. **Copy of Purchase or Lease Agreement** must be included with requested forms.
2. **\$100.00 must be included with requested forms for 1 person or married couple and \$100.00 each additional adult applicant. Response will be given as per Florida law in 30 days. For an additional \$100.00 you can have a response in 7 working days. All fees are payable to Colonial House Condominium, Inc. All fees are non-refundable.**
3. Pursuant to §718.112(2)(i), Florida Statutes, and Article **XXIV** Item IV of the Declaration of Condominium, the Association requires that a prospective lessee place a security deposit, in an amount not to exceed the equivalent of one (1) month's rent, into an escrow account maintained by the association. The security deposit shall protect against damages to the common elements or association property.
4. Complete the attached all application. Do not leave any spaces blank. Please make sure you have a telephone number and email address where you may be reached.
5. A copy of your driver's license or passport of all applicants must be included with these forms.
6. A background / criminal report will be run for all applicants, Buyer or Lessee

7. The Board of Directors must approve that the property to be sold or leased meets Colonial House Condominium Association's standards and that no violation or monies owed exists. If any exists, they must be corrected before closing or leasing.
8. All residents must comply with the Rules & Regulations of the Association.
9. A Certificate of Approval will be issued for all purchasers / Lessee to be recorded with Deed or Rental agreement
10. We are a 55+ Building, no partner or other individual under the age of 25 will be permitted to reside at Colonial House Condominiums. All lessees must be 55 years or older.
11. No Pets are allowed including visitors pets / Service Animals must fill attached form with \$250.00 fee.
12. Colonial House Condominiums will not accept anyone with a criminal record, Prior Evictions, Negative referrals, or a credit score of less than 650.
13. **The person signing the lease must reside in the Condominium 12 months of the year. All lessees must be 55 years or older.**

Return all completed applications to:

Colonial House Condominium, Inc.

1100 Atlantic Shores Boul. #305

Hallandale Beach, FL, 33009

Or email to: colonialhousecondo@gmail.com



TenantReports.com
TENANT SCREENING SERVICES

REQUEST AUTHORIZATION FORM

For quickest results: Order & View Requests Online 24/7/365 @ TenantReports.com
Toll Free Phone Support 855-244-2400 / Fax: 855-244-2401
M-F 9am to 8pm EST & Sat 11am to 5pm
Email support at: info@TenantReports.com

Applicant Information and Signature Release

PRINT CLEARLY - *All fields are REQUIRED

(Note: Tenant requests are per applicant and not filed jointly per bureau compliance)

*Applicant Full Name: _____
First Middle Last

*SSN#: _____ *DOB: ____/____/____

*Address: _____ APT # _____

*City: _____ *State: _____ *Zip: _____

Former Address (if NOT at present address for 2 years):

*Address: _____ *APT # _____

*City: _____ *State: _____ *Zip: _____

*Monthly Income: _____

*Proposed Monthly Rent: _____

Driver's License # (if requesting Driver's License History Report):

I authorize the named below to obtain a credit report, criminal report, and or eviction check, on me, through *TenantReports.com* for tenant screening purposes.

*Applicant Signature: _____ Date: ____/____/20____

To Be Completed By TenantReports.com

Client (Requestor) ONLY:

*Client ID # _____

*Requested by _____
First Last

*Phone # _____

*Reply Fax # _____

*** Required Fields**

Please "X" Requested Service(s) ☒:

Statewide Bundle..... ☐

Nationwide Bundle..... ☐

Background Bundle (No Credit Data)..... ☐

All Bundles include: Eviction record, criminal record, 30 state sex offender search, SSN# verification and address history. TransUnion credit report w/score or Tenant Score Card also included (except Background Bundle). Call for credit report details. Viewing/printing detailed reports available with approved onsite office inspection.

Credit Reports w/score

TransUnion Credit Report..... ☐

Experian Credit Report..... ☐

Equifax Credit Report..... ☐

*Tenant Score Card..... ☐

*Pass /Fail Based on credit report findings and risk threshold established in Tenant Score Card set-up

Pre-Employment Credit Report..... ☐

Canadian Report..... ☐

Business Credit Report..... ☐

(EIN#) _____

Criminal Background

Statewide Criminal Check..... ☐

Nationwide Criminal Check..... ☐

County Criminal Check..... ☐

(Specify County) _____

Global Criminal Check..... ☐

Federal Criminal Record..... ☐

(Specify Jurisdiction) _____

Eviction Reports

Statewide Eviction..... ☐

Nationwide Eviction..... ☐

Other Checks

SSN# Verification..... ☐

Prev. Landlord Verification..... ☐

Employment Verification..... ☐

Driver's License History..... ☐

Colonial House Condominiums - Questionnaire for Purchasers only

1. Are you related to anyone who owns a Condominium in any of the three Colonial House Condominium buildings?

Yes or No

2. What is your Relationship?

3. Are you aware of any companies that owns Condominiums in any of the three Colonial House Condominium buildings?

YES or No

4. Which Company?

5. Are you related to any shareholders, owners or employees of that Company?

YES or No

6. Who?

Signature: _____

Print Name: _____

Date: _____

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APPLICATION FOR SALE / YEARLY OR SEASONAL LEASE

Unit Owner's Name(s): _____

Unit Address: _____

Owner Mailing Address _____

Owner Phone #: _____

Owner Email: _____

Owners Agent: _____

Company: _____ Phone #: _____

Purchaser/Lessee Name(s): _____

Purchaser/Lessee Address: _____

Purchaser/Lessee Phone #: _____

Closing/Lease Dates: _____

Purchaser/Lessee Agent: _____

Company: _____ Phone #: _____

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Address: _____ Owner: _____

Closing/Lease Date: _____

Name of Applicant(s): _____

Married () Divorced () Single ()

Date of Birth: _____ Social Security #: _____

Date of Birth: _____ Social Security #: _____

Number of people who will occupy: _____ Adults: _____

Number of Cars: _____ Drivers License #: _____ State: _____

Make: _____ Year: _____ License: _____

Make: _____ Year: _____ License: _____

Part I – Residence History

Present Address 1: _____ Phone: _____ How long: _____

Name of Landlord/Mortgagee: _____ Phone: _____

Address: _____ Apt. /Condo Name: _____

Previous Address 2: _____ Phone: _____ How long: _____

Name of Landlord/Mortgagee: _____ Phone: _____

Address: _____ Apt. /Condo Name: _____

Part II – Employment References

Employed by: _____ Phone: _____ How long: _____

Address: _____ Department: _____

Spouse' Employment: _____ Phone: _____ How long: _____

Address: _____ Department: _____

Part III – Character References

Name: _____ Home Phone: _____ Work: _____

Address: _____

Name: _____ Home Phone: _____ Work: _____

Address: _____

Name: _____ Home Phone: _____ Work: _____

Address: _____

Will this be your first experience living in Condominium Association?

Yes () No ()

I/We hereby state that, if the sale or lease is approved, we will be bound by and abide by the Covenants, By-Laws and Rules and Regulations Colonial House Condominium, Inc. **and that only we the signee/signees will be residing in the premises full time.**

SIGNATURES:

PRINT:

Date: _____

Email: _____

Rules for Renters/Owners

1. Renters must be 55 years of age or older
2. No Pets or visitors with Pets allowed
3. Towels, Clothing, Rugs, or any other items are not to be dried or hung on chairs, on decks, or balconies
4. Do not shake mops, rugs, cloths, etc. from balconies.
5. Noise should be kept to a level so as not to annoy neighbors. Headphones are to be used around the pool when listening to Music or any other media.

POOL.

1. HOURS - 8:00 AM to 10:00 P.M. ONLY.
2. All persons using the pool do so at their own risk
3. Children under 3 not permitted in the pool at any time.
4. Children under 12 must be accompanied by a responsible adult at all times
5. No running or horseplay in pool area or pool,
6. Always shower before entering pool.
7. **REMOVE LOTIONS AND OILS WITH SOAP, SHOWER BEFORE ENTERING POOL**
8. Rafts, inner tubes are not allowed in pool
9. Only plastic or paper containers are to be used in pool area
10. Non-swimmers of any age must not enter deep area.

SHUFFLEBOARD:

1. Handle shuffleboard equipment GENTLY, and return equipment to storage room after use, and shut off lights.
2. Do not walk on courts. Use center aisle and walkways,
3. Children under 12 using courts must always be accompanied by adult.
4. Courts may be used between 9:00 A.M. and 10:00 P.M. only.

LAUNDRY:

1. Please remove clothes PROMPTLY from machines and from clothes lines. Others are waiting, clean tubs after using.
2. Ensure that fan is on when using the dryer
3. Lint from dryer must be removed after each use and put into trash chute. Do not put lint in sink
4. No rugs, blankets or bed covers are allowed in washer or dryer
5. Laundry Room may be used from 8:00 A.M. and 9:00 P.M, ONLY,
6. Never wash clothes or other items in tubs that contain sand.
7. Never wash clothes or other items with sand in washer or dryer.

Garbage Areas:

1. Dumpsters have been provided to dispose of household garbage. They are located in a room at rear of the laundry rooms on the ground floor. Access to the dumpsters for upstairs use is through a chute at rear of the respective laundry room.
2. All garbage or trash shall be placed in the disposable installations provided for such purposes by Colonial House Condo.
3. All garbage must be wrapped in plastic bags, and tied, before being placed in dumpster.
4. Furniture, mattresses, or any other large objects cannot be left in the back of the building. The City of Hallandale Beach will fine Colonial House if any objects are left in the alley; you must discard them at your own expense. Contact City of Hallandale Beach.

5. Do not place large cartons in dumpsters,
6. Fire Ordinance requires that no unattended objects, chairs, tables with plants or any plants, or bicycles, be kept on balcony as they would obstruct this Fire Passage.
7. Fire Ordinance requires that BBQ's of any kind must be a minimum of 10 feet from any Condominium, they must be placed in a location determined by the Condominium Association.

WATER DAMAGE:

To prevent damage from sudden storm, owners shall close all windows when leaving their apartments. When an extended absence is expected, keys to special locks to your apartments must be left with the Board at all times with permission given to permit inspection of your apartment for leaks, which could damage yours or adjoining apartments.

MISC:

2. A unit Owner or Tenant is responsible for any damage caused by their Guests to common property belong to Colonial House Condominium.
3. Do not walk on grass, use sidewalks
4. Seasonal renters are allowed overnight guests for a period of two weeks only. Two room apartments are allowed 4 guests (6 maximum) and one bedroom apartments are allowed 2 guests. (4 Maximum)
5. **SEASONAL RENTERS NOT FOLLOWING THESE RULES WILL BE DENIED RETURNING THE FOLLOWING SEASON**
6. Owners, only **One Rental per 12 consecutive months are allowed**, see bylaws which will be given to you after sale is completed.
7. Any renovations, decorations, or improvements to the exterior of Condominiums must be submitted and approved by the Board of Directors.

Rules for Renters/Owners

I have read thoroughly and understand all the rules and regulations that have been adopted by the Board of Directors of Colonial House Condominiums Inc.

I also understand that these rules are applicable to unit owners, their families, guests, invitees and tenants.

Name: _____ Phone# _____

Date: _____ Condo# _____

Permanent Address _____

E-Mail: _____

Colonial House Condominium Parking Rules:

Many non-Colonial residents are using our parking area illegally, if you come home late at night there is no parking available.

We have contracted with ASAP Towing company to tow away cars which are illegally parked at the ends of our complex effective immediately.

We will issue new parking permits that have to be hung on your car mirror. Only one permit per Condo Owner that own a vehicle and permanently or seasonally live in the complex. A \$50.00 fee will be charged for any replacement permit.

You must park on the street when a spot is available, this will reduce the spots for non Colonial House Residents. If there is no space on the street and have your permit you can park in the spots at the end of Buildings 1050 and 1150.

Offenders will receive a written first warning, a second offense will result in a car being towed.

Regards
Colonial House Board of Directors.

Owner/Renter: _____

Unit: _____. Permit Number: _____

Deposit Paid:\$____.____ Reserved Parking Paid:\$____.____

Make & Model:_____Plate:_____

I have read the above parking rules and I will abide by them.

Signature: _____

Service or companion Pet Application

Do you have a Service Animal	Yes	No
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Do you have a Companion or ESA Animal	Yes	No
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If your answer is yes to either of the above questions, you will need to provide proof with your Lease or Purchase application.

Colonial House Condominiums will verify through our attorneys their authenticity and all costs will be paid by the Lessee or Owner.

Please provide a deposit check of \$250.00 to process this Service animal application.

I have read and accept the above rules and regulations.

Signature.

Date: