JONATHANS COVE ASSOCIATION

Instructions for Lease OR Purchase Application

Fees required

Lease	Purchase
$100 non-refundable application fee payable to: GRS COMMUNITY MANAGEMENT, INC per occupant over 18 years old or per married couple AND $150 non-refundable application fee payable to: JONATHANS COVE ASSOCIATION	$100 non-refundable application fee payable to: GRS COMMUNITY MANAGEMENT, INC per occupant over 18 years old or per married couple AND $150 non-refundable application fee payable to: JONATHANS COVE ASSOCIATION
Money order or cashier's check is the only form of payment accepted.	

Documents required, filled out and signed

Lease	Purchase
• Application to the Association (*) • Lease fully executed copy • Rules and Regulations (*) • Driver's License(s) photo ID copy • Copy of vehicle registration • If applicable, provide pet picture & veterinarian's certificate.	• Application to the Association (*) • Sale fully executed copy • Rules and Regulations (*) • Driver's License(s) photo ID copy • Copy of vehicle registration • If applicable, provide pet picture & veterinarian's certificate.
(*) Forms provided in package	

Other information

- Pet restriction: 1 pet over 50 lbs. or 2 if both together weigh under 50lbs. **No** pit bulls or bull terriers
- Only 2 vehicles per unit for parking. Decal is only issued to vehicles registered in the applicant's name.
- Approval is subject to criminal background history.
- Owners must have any open violation(s) closed and account paid current by the time of approval.
- Owners are responsible for providing tenants/buyers with pool and mailbox keys.
- Moving into community is prohibited before the day of the orientation.
- Please allow 30 days to process application.

****** Application will NOT be accepted without the required fees. ******
******* INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. *******

ALL SPACES MUST BE FILLED IN. WRITE "N/A" OR "NONE" IN EMPTY SPACES.
APPLICATION WILL NOT BE ACCEPTED IF THERE IS AN EMPTY SPACE.

Submit the entire package to: JONATHANS COVE ASSOCIATION
c/o GRS COMMUNITY MANAGEMENT, INC
3900 Woodlake Blvd. Suite # 309
Lake Worth, FL 33463

Application
JONATHANS COVE ASSOCIATION

Note: Please print legibly and complete all the sections. Mark N/A if not applicable.

☐ Lease ☐ Purchase Check one

Lease starts: ending: closing date:

UNIT INFORMATION

UNIT ADDRESS	MOVE-IN DATE
CURRENT OWNER NAME	CONTACT #

APPLICANT INFORMATION

APPLICANT NAME	C0-APPLICANT NAME
PRIMARY CONTACT #	PRIMARY CONTACT #
EMAIL	EMAIL
CURRENT MAILING ADDRESS	CURRENT MAILING ADDRESS
CITY-ST-ZIP	CITY-ST-ZIP
DRIVERS LICENSE # STATE	DRIVERS LICENSE # STATE
EMERGENCY CONTACT NAME – TELEPHONE	EMERGENCY CONTACT NAME - TELEPHONE
Social Security # married single DOB	Social Security # married single DOB

OTHER OCCUPANTS

NAME	RELATIONSHIP	**DOB**	AGE
NAME	RELATIONSHIP	**DOB**	AGE

VEHICLE INFORMATION

Only 2 Vehicles Permitted—Cannot process without Copy of Registration & must be in the Applicant's name.

MAKE	MODEL	COLOR	TAG #	STATE
MAKE	MODEL	COLOR	TAG #	STATE

PET INFORMATION (write none if no pets)

1 pet over 50 lbs or 2 if both together weigh under 50 lbs & **NO** pit bulls or bull terriers

TYPE	BREED	COLOR	WEIGHT
TYPE	BREED	COLOR	WEIGHT

Gate Access Request

TELEPHONE # TO PROGRAM INTO GATE SYSTEM	OFFICE USE ONLY gate #

Proof of Receipt of Documents

I will / have received the Declaration of Covenants and Restrictions, the Articles of Incorporation and the By-Laws of Jonathans Cove HOA as well as the Rules and Regulations of the community. Documents may be obtained from the website: **www.grsmgt.com** under Jonathans Cove HOA.

Agreement and Information Release

I understand that the approval by the Association for purchase/lease of the unit is conditioned upon the truth and accuracy of this notification. Any Misrepresentation of falsification of information of this notification will result in the automatic rejection o this application. Occupancy prior to approval is prohibited.

I understand the Board of Directors of the Association may cause to be instituted such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, its managers or agents to make such investigation and agree that the information contained in their application may be used in such investigation and that the Board of Directors and Officers and agents of the Association, its managers or agents shall be held harmless from any action or claim by me in conducted by the Board of Directors, its managers or agents.

In making the foregoing notification, I am aware that the decision of the Association will be final and no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors and Applicants.

I hereby authorize and request any present or former landlord, employer, school, police department, financial institution, agency or other person having personal knowledge about me, to furnish bearer with any and all information in their possession regarding me in connection with an application for residence.

Signature Applicant_____Date _____

Print applicant name:_____

Signature Co-Applicant_____Date _____

Print co-applicant name:_____

AUTHORIZATION FILE DISCLOSURE

APPLICANT 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 Solutions, Inc. and it's 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.

_____ _____
Signature Date

_____ _____
Printed Name Date of Birth

_____
Social Security Number

_____ _____
Driver's License Number State

_____ _____
2nd Applicant's Signature Date

_____ _____
Printed Name Date of Birth

_____
Social Security Number

_____ _____
Driver's License Number State

ADDITIONAL OCCUPANTS OVER 18, AUTHORIZATION FORM IS REQUIRED

JONATHANS COVE ASSOCIATION

RULES AND REGULATIONS

BELOW IS A BRIEF summary of the Document Rules & Regulations of the Association. The comprehensive list of rules and regulations can be found in the governing documents or online at www.grsmgt.com

Pets must be kept on a leash when outside the unit and all solid waste must be removed, section 7.21 of the governing documents.
Sub-leasing of rooms and use of unit for any purpose other than as a single-family residential unit is prohibited according to sections 7.15 and 7.4 of the governing documents.
Resident shall be present when guests, visitors or children who are not permanent residents use the recreational facilities according to section 7.17, 7.7, and rule # 4 as amended August 2008 of the governing documents.
Any violation of the terms, provisions, conditions and covenants of the Association's documents including the Rules & Regulations provides cause for immediate action as therein provided, ot termination of the leaseholder under appropriate circumstances according to section 12.6 of the governing documents.
Vehicular Parking on Lawns and Grassy Areas Strictly Prohibited according to section 7.2 and rule # 1 as amended August 2008 of the governing documents.
Parking of Commercial Vehicles Overnight in Community Strictly Prohibited according to section 7.2 and rule # 1 as amended August 2008 of the governing documents.
Guest Parking. Guest parking is at a premium in this Community. The limited number of guest parking spaces at the Community's Clubhouse and in other COMMON AREAS of the Community are designed and designated for guest vehicles only. The Community's guest parking spaces are not to be used by any owner or occupant as a convenience or expedient measure for not parking an owner's or occupant's vehicle(s) in the owner's or occupant's garage, driveway or parking space according to section 7.2 and rule # 1 as amended August 2008 of the governing documents.
Enforcement of Violations. Any vehicle parked in violation of Paragraph 7.2, Automobiles, Vehicles and Boats, Declaration of Covenants and Restrictions of Jonathan's Cove, and this Rule and Regulation No. 1, will be subject to sanctions, including, but not limited to, being stickered for towing, towing the violating vehicle at vehicle owner's expense, fining, suspension of Community privileges, tenant eviction and any other legal action authorized and permitted under the Association's governing documents and Florida law.

I have read the Rules and Regulations above for JONATHANS COVE ASSOCIATION. I acknowledge that the Rules and Regulations, and governing documents can be obtained at www.grsmgt.com under Jonathan's Cove HOA.

_____ _____

Applicant Signature Print Name Date

_____ _____

Co-applicant Signature Print Name Date