PARKVIEW AT HILLCREST HOA
4600 Hillcrest Drive Hollywood, Florida 33021
754-263-7426

GENERAL REQUIREMENTS FOR PROSPECTIVE OWNERS AND LESSEES

PLEASE READ THE FOLLOWING INSTRUCTIONS BEFORE CLICKING THE START/NEXT BUTTON – INCOMPLETE APPLICATIONS WILL BE SUBJECT TO DISAPPROVAL OF LEASES

A. All applicants must have a FICO score of not less than 700, must not have any delinquent accounts greater than 90 days old, and must not have had any evictions, foreclosures, or bankruptcy filings withing the last seven (7) years.

B. Only entire Units may be leased. The minimum leasing period is two hundred and ten (210) consecutive days, and no Unit may be leased more than one (1) time in anyone (1) calendar year.

C. All applicants must provide a common area security deposit of one month's rent paid by cashiers check or money order to Parkview at Hillcrest HOA.

D. Maximum three (3) pets per unit. PIT BULLS, WOLF HYBRIDS, OR OTHER DOGS PRONE TO EXHIBITING AGGRESSIVE BEHAVIOR ARE NOT ALLOWED.

E. All applicants must provide, in English or translated in English by a certified translator:
   1. Written notice of the intent to transfer, sell, or lease the Unit
   2. A completed application
   3. A copy of the documentation evidencing the transfer (i.e. contract for sale, copy of the Letters of Administration for the Personal Representative of a deceased Owner's estate, the HOA Lease Agreement in the case of a lease, etc.) and a copy of any other documentation pertaining to the proposed transfer or lease which the Association may reasonably require
   4. 1-year prior banking statements
   5. Pay stubs for the prior 4 months
   6. If self-employed tax statements for prior 2 years
   7. If retired tax statements for prior 2 years
   8. 2 personal references from non-related persons
   9. Name and contact information from last landlord/Management company, if applicable

F. Disapproval of Leases
   1. The person seeking approval has been convicted of a felony involving violence to persons or property, or a felony demonstrating dishonesty or moral turpitude.

2. The person seeing approval has a record of financial irresponsibility, including without limitation prior bankruptcies, foreclosure, or bad debts.
3. The application for approval on its face indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the Governing Documents and any other covenants and restrictions applicable to Parkview at Hillcrest.
4. The person seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other social organizations or associations, or by his conduct as a Tenant, Owner, or occupant of a Unit.
5. The person seeking approval failed to provide the information and appearance required to process the application in a timely manner.
6. The Owner is delinquent on Assessments and other sums owed to the Association at the time of application.