3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463 | Phone (561) 641-8554

THE FOUNTAINS OF PALM BEACH CONDOMINIUM, INC. NO. 4

(ESEDRA)

APPLICATION FOR PURCHASE OR LEASE

- ***$150.00 Non-refundable application processing fee for each applicant (unless married) and payable to GRS Community Management in the form of a money order or cashier's check.***

INDIVIDUAL COMMUNITY REQUIREMENT CHECKLIST

_____ Copy of purchase or lease contract is attached.
_____ Copy of driver's license(s) and vehicle registration(s) are attached.
_____ No unit may be occupied or used for any commercial or business purpose.
_____ Any violations on the property must be cured and all fines paid prior to transfer or lease approval.
_____ This is an adult community (55+), one (1) prospect must be at least 55 years of age or older.
_____ Owners must possess title for at least twelve (12) months prior to leasing unit.
_____ No Owner may lease their unit if number of leased units in COA exceeds thirty percent (30%).
_____ Units may not be leased more than two (2) times in any calendar year.
_____ Lease terms may be no less than three (3) months.
_____ Prospective Lessees are required to have a personal interview with the Board of Directors.
_____ NO pets are permitted in any unit with the exception of a support or service animal.
_____ At the time of the Lease application (whether is a New Lease or Lease Renewal) the Lot Owner **MUST NOT** be delinquent in the payment of the Association dues and/or have any open and unresolved violations. The account must be brought current before any lease application can be considered for approval by the Association.
_____ The approval of a purchase application may take up to thirty (30) days.

APPROVAL REQUIRED – Application, fees and all applicable documentation must be mailed, or hand delivered to GRS Community Management at the address indicated above. *Please note separate fees apply for additional documentation such as estoppels or questionnaires.*

A Certificate of Approval is required for both leases and resales, however the COA for resales must be presented at closing. The buyer(s) must submit a copy of the Deed to GRS at the address above to be added to the residential database.

Please visit ***grsmgt.com > Esedra – The Fountains of Palm Beach Condominium, Inc. No. 4 > Association Documents*** for a comprehensive overview of the Rules and Regulations of the Associations.

THE FOUNTAINS OF PALM BEACH CONDOMINIUM ASSOCIATION, INC. NO. 4 (ESEDRA)

Purchase or Lease Application

Please print legibly and complete all the sections.

LEASE BEGIN DATE:	**LEASE END DATE**:	**SALE CLOSING DATE:**

UNIT INFORMATION

PROPERTY ADDRESS	MOVE-IN DATE
CURRENT OWNER NAME	CONTACT #

APPLICANT INFORMATION

APPLICANT NAME	CO-APPLICANT NAME
PRIMARY CONTACT #	PRIMARY CONTACT #
EMAIL	EMAIL
CURRENT MAILING ADDRESS	CURRENT MAILING ADDRESS
CITY-STATE-ZIP	CITY-STATE-ZIP
EMERGENCY CONTACT NAME & TELEPHONE	EMERGENCY CONTACT NAME & TELEPHONE
MARITAL STATUS MARRIED ( ) SINGLE ( )	MARITAL STATUS MARRIED ( ) SINGLE ( )

OTHER APPLICANTS OR OCCUPANTS

NAME	RELATIONSHIP	DOB
NAME	RELATIONSHIP	DOB
NAME	RELATIONSHIP	DOB

REALTOR INFORMATION

REALTOR'S NAME	PHONE #	EMAIL

ADDITIONAL INFORMATION

EMPLOYMENT HISTORY – (*For Lessees Only*)

ARE YOU: Self-Employed? Yes ( ) No ( ) Retired? Yes ( ) No ( )

EMPLOYER	CO-APPLICANT/SPOUSE EMPLOYER
CITY-STATE-ZIP	CITY-STATE-ZIP
PHONE #	PHONE #
EMPLOYED FROM: TO:	EMPLOYED FROM: TO:
DEPARTMENT OR POSITION	DEPARTMENT OR POSITION
SUPERVISOR	SUPERVISOR
MONTHLY INCOME	MONTHLY INCOME

VEHICLE INFORMATION

(Please refer to the Association's Declaration of Condominium for Vehicle & Parking Restrictions.)

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

PET INFORMATION

(Please refer to the Association's Declaration of Condominium for Restrictions)
(NO pets are permitted in any unit except for a service or emotional support animal.)

(Write NONE if no pets)

TYPE	BREED	RABIES LICENSE TAG #	COLOR	WEIGHT

AUTHORIZATION FILE DISCLOSURE

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.

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

The Fountains of Palm Beach Condominium, Inc. No. 4
(Esedra)

ADDENDUM TO LEASE APPLICATION

THIS ADDENDUM is made between _____("Landlord") and _____ / _____ ("tenant(s)") for unit: _____ effective this _____day of _____20 ____and is intended to and shall supplement, amend, and modify that certain Lease dated _____, in the following respects:

1. Tenant(s) is subject to and shall abide by Florida Statutes: Assessments: Tenant Occupancy: Where an owner is delinquent in any monetary obligation to the Association, the Association can make a demand for the tenant to pay to the association the future monetary obligations related to the Association unit owed to the Association. The demand must be in writing. If the tenant fails to comply, the Association may have the tenant evicted in accordance with Florida Statutes. The unit owner shall give the tenant a credit against rent due to the unit owner for any amounts paid by the tenant to the Association.

2. In the event the landlord/owner becomes delinquent in payment of assessments (regular, general, or special) or other charges to the Association, the Association may notify the tenant. Upon such notification, the tenant shall be obligated to pay the rent required under the lease to the Association, until all delinquent assessments and other charges have been paid in full. During the period of time the tenant is paying the rent to the Association, the landlord shall not seek to evict the tenant for non-payment of rent.

LANDLORD:

_____	_____	_____
Please Print Name	Signature	Date

TENANT:

_____	_____	_____
Please Print Name	Signature	Date

TENANT:

_____	_____	_____
Please Print Name	Signature	Date

THE FOUNTAINS OF PALM BEACH CONDOMINIUM, INC. NO. 4

(ESEDRA)

PROSPECTIVE OWNER/LESSEE ACKNOWLEDGEMENT

The undersigned being a prospective Owner or Lessee of the following Lot/Unit No.: _____ and Property Address: _____, in T**he Fountains of Palm Beach Condominium, Inc. No. 4 (Esedra)** acknowledges that I/We have read, understand, and agree to follow and abide by all the terms and conditions of the following Documents for both the Association and Master Association.

a. Declaration of Condominium
b. Articles of Incorporation
c. By-Laws
d. Rules & Regulations
e. Any and all Amendments to all Association Documents.

Dated: _____ Purchaser/Lessee Signature: _____

Purchaser/Lessee Print Name: _____

Dated: _____ Purchaser/Lessee Signature: _____

Purchaser/Lessee Print Name: _____

Dated: _____ Purchaser/Lessee Signature: _____

Purchaser/Lessee Print Name: _____