

PLUM BAY HOMEOWNERS ASSOCIATION
c/o Lindsay-Taylor Property Management, Inc.
4300 N. University Dr. #A-102
Lauderhill, FL 33351
Office (954) 747-3255 * Fax (954) 749-5916
www.ltproperties.net

APPLICATION FOR SALE/LEASE, GIFT, DEVISE OR INHERITANCE APPROVAL

- THIS APPLICATION AND THE ATTACHED APPLICATION FOR OCCUPANCY MUST BE COMPLETED IN DETAIL BY THE PROPOSED PURCHASER OR LESSEE. IF ANY QUESTION IS NOT ANSWERED OR LEFT BLANK, THIS APPLICATION WILL BE RETURNED, NOT PROCESSED AND NOT APPROVED.
- PLEASE ATTACH **A COPY OF THE SALES/LEASE APPLICATION TO THIS AGREEMENT.**
- PLEASE ATTACH A NON-REFUNDABLE PROCESSING FEE OF **\$100.00 FOR SALES AND LEASES PAYABLE TO PLUM BAY AND A NON REFUNDABLE PROCESSING FEE OF \$50.00 PAYABLE TO LINDSAY-TAYLOR PROPERTY MANAGEMENT.**
- PLEASE SUBMIT A **COPY OF DRIVERS LICENSE** WITH APPLICATION
- THE COMPLETED APPLICATION MUST BE SUBMITTED TO THE ASSOCIATION OFFICE AT LEAST THIRTY (30) DAYS PRIOR TO THE DESIRED DATE OF OCCUPANCY/CLOSING.
- ALL LEASES MUST BE FOR A PERIOD OF FOUR (4) MONTHS OR MORE.
- NO UNIT OWNER SHALL LEASE HIS/HER UNIT MORE THAN TWO (2) TIMES PER CALENDAR YEAR.
- NO COMMERCIAL VEHICLES, BOATS, TRAILERS OR RV'S ARE PERMITTED ON THE PREMISES. PICK UP TRUCKS AND VANS ARE ALLOWED IF THEY ARE PARKED IN THE GARAGE OVERNIGHT.
- THE OWNER (LANDLORD) MUST PROVIDE LESSEE WITH A COPY OF PLUM BAY RESTRICTIONS.
- ONLY ONE FAMILY IS TO OCCUPY A HOME AT PLUM BAY. NO BUSINESSES ARE ALLOWED TO BE OPERATED FROM THE HOMES AT PLUM BAY.

PLEASE PRINT OR TYPE

ADDRESS OF UNIT: _____

PURCHASER'S NAME: _____

PRESENT ADDRESS: _____

PHONE #: _____ ESTIMATED CLOSING DATE: _____

NAME/NUMBER OF REALTOR HANDLING SALE/LEASE: _____

NAMES OF PROPOSED LESSEES (as lease would appear):

A) _____ B) _____

PRESENT ADDRESS _____ PHONE # _____

DATE _____ LEASE TEARM: FROM _____ TO _____

EMAIL ADDRESS _____

I HAVE RECEIVED A COPY OF THE DOCUMENTS, THE ARCHITECTURAL CONTROL MANUAL AND THE RULES AND REGULATIONS OF THE ASSOCIATION AND:

- 1.) I hereby agree for myself and on behalf of all persons who may use the home which I seek to lease/purchase:
 - a. I will abide by all the restrictions contained in the by-laws, rules and regulations and restrictions which are or may in the future be imposed by PLUM BAY HOMEOWNERS ASSOCIATION.
 - b. I understand that pets (if any) must be kept on a leash and all solid waste must be removed.
 - c. I understand that sub-leasing or occupancy of this in my absence is prohibited.
 - d. I understand that I must be present when any guests, visitors or children who are not permanent residents occupy the unit.
 - e. I understand that any violation of the terms, provisions, conditions and covenants of the Plum Bay Homeowners Association Documents provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.

- 2.) I understand that the acceptance for lease of a unit at Plum Bay is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of this application.

- 3.) I understand that the Board of Directors of Plum Bay Homeowners 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 or Equifax 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 and Officers of Plum Bay Homeowners Association 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 by the Board of Directors.

In making the foregoing application, I am aware that the decision of Plum Bay Homeowners 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.

APPLICANT: _____ APPLICANT: _____

APPROVED BY: _____

President of the Board of Directors

Secretary of the Board of Directors

**PLUM BAY HOMEOWNERS ASSOCIATION
APPLICATION FOR OCCUPANCY**

PLEASE PRINT OR TYPE

CURRENT OWNER: _____

UNIT ADDRESS: _____

LESSEE OR PURCHASER NAME: _____

DATE OF BIRTH: _____ SOCIAL SECURITY #: _____

SPOUSE/CO-APPL: _____

DATE OF BIRTH: _____ SOCIAL SECURITY #: _____

MAIDEN NAME: _____ MARITAL STATUS: _____

NO. OF ADULT OCCUPANTS: _____ NO. OF CHILDREN OCCUPANTS: _____

PETS (DESCRIBE) : _____

IN CASE OF EMERGENCY NOTIFY: _____

ADDRESS/PHONE #: _____

RESIDENCY (SECTION 1)

PRESENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

LANDLORD/MORTGAGE COMPANY: _____

CITY: _____ STATE: _____ ZIP CODE: _____

EMPLOYMENT (SECTION 2)

PRESENT EMPLOYER: _____ PHONE #: _____

ADDRESS: _____

LENGTH OF EMPLOYMENT: _____ POSITION: _____ SALARY: _____

PRESENT EMPLOYER: _____ PHONE #: _____

ADDRESS: _____

LENGTH OF EMPLOYMENT: _____ POSITION: _____ SALARY: _____

SPOUSE/CO-APPLICANT: _____ PHONE #: _____

ADDRESS: _____

LENGTH OF EMPLOYMENT: _____ POSITION: _____ SALARY: _____

BANK INFORMATION (SECTION 3)

BANK NAME: _____ PHONE #: _____
BANK ADDRESS: _____
CHKG ACCT #: _____ SVGS ACCT #: _____
NO. OF YEARS YOU HAVE HELD THIS BANK ACCT. CK: _____ SVGS: _____

BANK NAME: _____ PHONE #: _____
BANK ADDRESS: _____
CHKG ACCT #: _____ SVGS ACCT #: _____
NO. OF YEARS YOU HAVE HELD THIS BANK ACCT. CK: _____ SVGS: _____

CHARACTER REFERENCES (SECTION 4)

NAME: _____ HOME #: _____ WK #: _____
ADDRESS: _____

NAME: _____ HOME #: _____ WK #: _____
ADDRESS: _____

AUTOMOBILE INFORMATION (SECTION 5)

NUMBER OF CARS: _____ DRIVERS LICENSE #: _____
LICENSING STATE: _____

MAKE: _____ MODEL: _____ YEAR _____ TAG #: _____ STATE: _____
MAKE: _____ MODEL: _____ YEAR _____ TAG #: _____ STATE: _____
MAKE: _____ MODEL: _____ YEAR _____ TAG #: _____ STATE: _____

GENERAL INFORMATION (SECTION 6)

HAVE YOU EVER BEEN EVICTED BEFORE? _____
IF YES, WHERE/WHY? _____

HAVE YOU EVER REFUSED TO PAY RENT? _____
IF YES, WHERE/WHY? _____

Attached is a non refundable application fee payable to Plum Bay and mailed to Lindsay-Taylor Property Management Inc., 4300 N. University Dr. Suite #A-102 Lauderhill, FL 33351. If any question is left blank, this application may not be approved. This application is subject to approval.

I/We declare the above information to be true and correct. I/We authorize the landlord, or agent(s) to verify it.

I/We understand an investigation of my background will be conducted to determine by character, general reputation, personal characteristics, mode of living and specifically authorize Lindsay-Taylor Property Management Inc. to make such an investigation.

I/We agree to abide by the Rules and Regulations of the Association.

SIGNED _____ DATE _____

SIGNED _____ DATE _____

Please enclose a copy of the lease with this application. Thank you!!!

**PLUM BAY
HOMEOWNERS ASSOCIATION, INC.
Purchaser Information**

Community: _____

Property Address: _____

Purchaser(s): _____

Mailing Address: _____

Off Season Address: _____

Please list the months you are expected to be in residency at Plum Bay. After closing, you must notify the management company in writing if you wish an out of town address used for your mailing address, otherwise all mail will be sent to your Plum Bay address.

Home Telephone Number #: _____

Business Number(s) : _____

Local Contact Person: _____

Telephone Number(s): _____

In case of Emergency Notify: _____

Telephone Number(s): _____

Number of Cars: _____

MAKE	MODEL	YEAR	PLATE #	STATE

LEASE INFORMATION (if applicable)

Name of Lessee(s): _____

Lease dates: FROM _____ to _____

Telephone Number: _____

Work Number (s): _____

Number of Occupants: _____

Names: _____

Please return this form completed to Lindsay-Taylor Property Management Group, Inc. at 4300 N. University Dr. Suite A-102 Lauderhill, FL 33351.

REVISED JANUARY 2015

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

ALL PARTS OF THESE FORMS ARE REQUIRED – DO NOT CUT OR SEPARATE THEM

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, EMPLOYMENT, AND POLICE RECORD INFORMATION

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: LINDSAY-TAYLOR PROPERTY MANAGEMENT, INC.

I hereby waive and 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 requested information should be released to facilitate my/our application for residency.

Applicant's Signature / Date

Applicant's Name PRINTED

Spouse's Signature / Date

Spouse's Name PRINTED

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, EMPLOYMENT, AND POLICE RECORD INFORMATION

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

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DESIGNATED PARTY: LINDSAY-TAYLOR PROPERTY MANAGEMENT, INC.

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

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Applicant's Signature / Date

Applicant's Name PRINTED

Spouse's Signature / Date

Spouse's Name PRINTED

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PET REGISTRATION FORM

NAME: _____

COMMUNITY ADDRESS: _____

I do not have any pets: *Signature:* _____

I HAVE THE FOLLOWING PETS:

Number of dogs: _____

Number of Cats: _____

1. **BREED** _____

WEIGHT _____

NAME _____

2. **BREED** _____

WEIGHT _____

NAME _____

3. **BREED** _____

WEIGHT _____

NAME _____

4. **BREED** _____

WEIGHT _____

NAME _____

**** RETURN WITH A PHOTO OF EACH PET ****

ADDENDUM TO LEASE

This ADDENDUM is made by and between _____ (“Landlord”) and _____ (“Tenant”), pursuant to that Lease dated _____ and concerning that certain unit more completely described located in _____ (“Association”) as:

Landlord and Tenant Agree to amend the above referenced Lease as follows:

1. All leases, lease renewals, or rental agreements must be in writing.
2. All leases, addendums, and lease renewals shall be on forms approved by Association.
3. The Association shall have the right to terminate the lease upon default by the owner and/or tenant and/or other occupant of the demised Property in observing any of the provisions of the declaration, including owner’s obligation to pay maintenance and or tenant’s obligation to make rental payments to Association upon owner’s default, the Articles and By-Laws of Association, applicable rules and regulations or other applicable provisions of any agreement, document or instrument governing the Association or administered by Association and to bring an action for tenant removal.
4. Leasing of Property shall be subject to the prior written approval of Association. Any and all proposed Lessees, including room-mates of the demised Property are subject to the prior written approval of the Association, in its sole discretion, and shall be subject to an application and screening process which may include, but is not limited to, credit, employment, and personal reference investigations. The Association shall be entitled to a reasonable fee, paid in advance for performing the screening process.
5. No lease, lease renewal or rental agreement shall be for a term of less than 12 months.
6. Any and all lease renewals must be approved by the Association prior to the anniversary of the lease. The Association shall have the right not to approve any lease renewal in its sole discretion.

7. Landlord and/or Tenant shall provide Association a security deposit in an amount not to exceed the equivalent of one month's rent to be deposited into an account maintained by Association as permitted by Florida Law. The security deposit shall protect against damages to the Common Elements or Association Property. A security deposit held by Association under this Section shall be governed by Chapter 83 of the Florida Statutes, as it may be renumbered from time to time.

8. If during the lease term the Landlord becomes delinquent in the payment of an assessment, and/or other charge of any nature kind or description due to the Association, the Landlord and Tenant agree and acknowledge that the Association shall have the authority to directly collect the rental payments from the Tenant. Such rental payments collected from tenant shall be collected and applied in accordance with the procedures established by the Board. Landlord and Tenant each agree that Tenant shall pay to the Association, and not to Landlord, all recurring installments of Rent owed to the Landlord under said lease upon Tenant's receipt of the Association's written demand for payment of Rent based on the delinquency of Landlord's obligations to pay assessments to the Association. Landlord agrees, for as long as Landlord remains delinquent in the payment of an assessment, that Tenant's payment of Rent under the lease to the Association shall not constitute nonpayment of Rent under the lease. The Landlord irrevocably appoints the Association, without recourse, as Landlord's agent and attorney-in-fact in Landlord's place and stead to collect from tenant each installment of Rent due Landlord under said Lease, for as long as Landlord remains delinquent in Landlord's obligation to pay assessments to the Association. Except for accounting to Landlord for each installment of Rent received by the Association from Tenant pursuant to these provisions, Association assumes no responsibility to owner and/or Tenant as "landlord" under said Lease and/or under Part II of Chapter 84, Florida Statutes, Landlord and Tenant acknowledge and agree that provision of this paragraph create only a facility of payment of Rent owed under the lease to Landlord to be paid directly by Tenant to the Association to be applied toward the Landlord's delinquent obligations to the Association to pay assessments to the Association. Landlord and Tenant each covenant and agree that they accept the Association's disclaimer of any responsibility as "landlord" to either party under said Lease and/or Part II of Chapter 83, F.S., and each party agrees to and does hereby indemnify and hold harmless the Association, including attorney's fees at all levels, for any claims arising out of said lease.

9. Landlord will be jointly and severally liable with the tenant to Association for any amount which is required by Association to effect repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant.

10. As a material inducement to the approval of this lease and lease Addendum by Association, Landlord agrees to repair and/or replace to the satisfaction of the Association any item which is Landlords responsibility under the terms of the Declaration and which is requested by Association prior to the commencement of the Lease and to submit the property to the Association for inspection. Landlord and Tenant agree that Tenant shall not be permitted to occupy the premises until Landlord complies with the terms of this provision. Further, Landlord agrees to maintain, repair and/or replace all items which are Landlords responsibility under the terms of the Declaration. If Landlord fails to maintain, repair and/or replace any item which is Landlords responsibility under the terms of the Declaration., the Association may, in its sole discretion, cure the failure of the Landlord and shall have the right to assess the Apartment Owner and the unit for the necessary sums to install, maintain, repair and/or replace said item. Landlord agrees and acknowledges that the Association shall have the right to claim a lien against the property for any and all unpaid assessments, including but not limited to assessments made pursuant to this provision.

11. Landlord and Tenant acknowledge that they have been advised and understand all the Association rules and regulations appertaining to the use of the unit.

12. The provision of the addendum are made part of the subject contract and shall supersede, govern and control all contract provisions in conflict therewith. A facsimile ("fax") copy of the Contract or this addendum and any signatures hereon shall be considered for all purposes originals.

LANDLORD:

By: _____
 Print: _____
 Title: _____
 Date: _____

TENANT:

By: _____
 Print: _____
 Title: _____
 Date: _____