

Coral Gardens II Condominium, Inc.



Applicant Name: _____

Property Address for which you are applying: _____

Unit# _____ **City:** _____ **State:** ____ **Zip Code:** _____

Best Phone #: _____ **Email Address:** _____

Name & Contact info of Realtor Handling Sale: _____

How many bedrooms does the unit you are applying for have? _____

Name & Mailing address for notice of acceptance or rejection of the application:

Name _____ **Address** _____

City and State _____ **Zip** _____ **Phone (____)** _____

Coral Gardens II Condominium, Inc.



APPLICATION FOR RESIDENCY - PLEASE READ CAREFULLY BEFORE PROCEEDING

PROPERTY STREET ADDRESS: _____ **UNIT #:** _____

This application is used for applicants attempting to lease or purchase a unit in this community. Please use the attached checklist to ensure that you submit a **complete** application. Once completed, please drop application & application fee off at management office (Monday-Friday – from 9am-1pm & 2pm-4pm). **An application is considered complete ONLY after:**

1. All application fees have been paid
2. The application has been completely & properly filled out & fully executed by all required parties
3. All requested supporting documents have been received.

*****Incomplete applications will NOT BE PROCESSED** – The completed application must be submitted to the Association office at least 45 days prior to the expected closing/move-in date. Acceptance of application/processing fee does NOT in any way constitute approval of this transaction.

***ONLY 1 pet allowed per unit which must be of domestic kind & not more than 20 pounds at maturity.

***All applicants must make themselves available for a personal interview prior to final Board of Directors' approval. Occupancy prior to such approval is prohibited.

***No corporation, company, partnership, or trust may purchase a unit.

***No Leasing/renting until the unit is owned for at least one year.

***Moving hours are 8:00 A.M. – 5:00 P.M. Monday - Saturday. NO moving of furniture in/out of unit is permitted on Sunday.

*****PURCHASES**

- The seller must provide the buyer with a full copy of all Association Documents and Rules & Regulations; otherwise a copy must be purchased from the management company at \$0.50/page.
- If application is approved, BUYER MUST provide association a copy of the closing statement & a copy of the recorded deed within 30 days after closing.
- Mortgage Information (if unit will be mortgaged/financed):
Name of Lender _____ Telephone # _____

*****LEASE RULES/RESTRICTIONS**

- After approval by the Association, entire units may be rented for terms NOT LESS THAN 12 months.
- No rooms may be rented, & no transient tenants are allowed. **ALL** occupants 18 years old or older are required to complete a SEPARATE application and each pay the application fee.
- The Association may summarily evict any tenant pursuant to this section and charge the cost of such eviction, including reasonable attorneys' fees, to the owner of the unit rented.
- All leases will automatically provide, that Association may terminate lease upon the tenant's default of any provisions of Association's Covenants & Declarations, By-Laws, and/or Rules & Regulations.
- A new, current, and fully executed lease **MUST** be submitted to the Association/Management Company EVERY YEAR at least 30 days prior to existing lease expiration. Failure to comply with this and provide the required documentation, may result in eviction or other legal proceedings.
- Association, at Board of Directors discretion may require an annual screening of tenants. Failure to comply may result in eviction or other legal proceedings.

*****Status updates will not be given over the phone. If you'd like a status update: Send your request to: info@angelpm.com and include your name, the address & unit #, & the name of the community at which you are applying for.**

Coral Gardens II Condominium, Inc.



CHECKLIST

For US Citizen/Resident Applicants ONLY: The following documents **MUST** be submitted with app:

- Copy of Driver's License or other government issued ID for each Applicant: Current, clear, & legible.
- Copy of the full lease or purchase agreement & addenda: Current, clear, legible & fully executed by all parties.
- Copy of Vehicle Registration **and** Proof of Insurance for all vehicles that will be parking on property - Current, clear, & legible. **The name on the registration and insurance MUST be the same as the applicant(s). If not the same, a document must be provided from the registered owner(s) of vehicle(s) giving the applicant(s) authorization to drive/use said vehicle(s). The document MUST be signed & notarized by the registered owner of the vehicle(s).**
- All applicants must make themselves available for a personal interview prior to final Board of Directors' approval. Occupancy prior to such approval is prohibited.
- Application Fee: (\$100.00)/occupant 18 years old or older or per legally married couple: Application Fee should be made **payable to Angel Property Management and it is Non-Refundable. Only Cash, Money Order, or Cashier's Check will be accepted.**
- Copy of Marriage Certificate: clear & legible (if applicable)

For International Applicants ONLY: PLEASE NOTE Due to the extensive process, International Applications will take longer to complete (may take up to 90 days). The following documents **MUST** be submitted with this application:

- National ID/Passport for each Applicant: Current, clear, & legible.
- Copy of full lease or purchase agreement & addenda: Current, clear, legible, & fully executed by all parties.
- Copy of Vehicle Registration **and** Proof of Insurance for all vehicles that will be parking on property - Current, clear, & legible. **The name on the registration and insurance MUST be the same as the applicant(s). If not the same, a document must be provided from the registered owner(s) of vehicle(s) giving the applicant(s) authorization to drive/use said vehicle(s). The document MUST be signed & notarized by the registered owner of the vehicle(s).**
- All applicants must make themselves available for a personal interview prior to final Board of Directors' approval. Occupancy prior to such approval is prohibited.
- Application Fee: (\$200.00) per individual applicant 18 years old or older (regardless of their marital status). Application Fee should be **payable to Angel Property Management and it is Non-Refundable. Only Cash, Money Order, or Cashier's Check will be accepted.** - (Minimum cost for each international application is \$200 and some countries may cost more.)
- Copy of Marriage Certificate: clear & legible (if applicable)

Coral Gardens II Condominium, Inc.



DISCLOSURE AND ACKNOWLEDGEMENT:

I/We here acknowledge that & agree to allow a consumer report and/or investigative consumer report including information concerning applicant(s) character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with applicant(s) application for new and/or continued residence. A consumer report and/or an investigative consumer report may be obtained at any time during the application process or during applicant(s) residence. Upon timely written request from Angel Property Management & Real Estate (Management), and within 10 business days of the request, the name, address, and phone number of the reporting agency and the nature and scope of the investigative consumer report(s) will be disclosed to applicant(s). Under no circumstances is occupancy allowed without written authorization and approval from the association. It will take up to 30 days (from the date that the COMPLETED application is received by Management/Association) to process applications. For international applicants, additional fees & additional time will be needed to process your application. An application is considered complete ONLY after all application fees have been paid, the application is completely & properly filled out & fully executed by all required parties, and all necessary supporting documents have been received. Only after the completed application is submitted, will the processing of the application commence. Incomplete applications will delay approval time as they will not be processed. During the processing of the application there will be NO verbal communication between Management/Association and buyer(s), seller(s), tenant(s), landlord(s), or their respective real estate agent(s). It is the responsibility of the applicant(s) to submit their application complete and in a timely manner in order to accommodate expected occupancy and/or closing dates. Applicant(s) hereby authorizes and requests, without any reservation, any present or former employer, school, landlord, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about applicant(s) to furnish Angel Property Management & Real Estate with any and all background information in their possession regarding applicant(s), in order that applicant(s) residence qualifications may be evaluated. Applicant(s) also agree(s) that a fax or photocopy of this authorization with applicant(s) signature(s) or electronic signature(s) will be accepted with the same authority as the original(s). Applicant(s) also agree(s) that this information may be viewed by any Angel Property Management & Real Estate employee or any current Board of Director with Coral Gardens II Condominium, Inc. Applicant(s) represent(s) that information set forth on this application is true & complete. Material misrepresentations on the Application will constitute fraud and will result in an automatic denial of your application and/or approval. If misrepresentations/fraud is discovered after approval has been given, any approval will be considered null and void and applicant(s) will be in violation of the Associations Rules & Regulations, Documents, Covenants, By-Laws, etc. and legal action may be pursued. Applicant(s) also acknowledges that the application fee will not be applied to any deposit amount of any kind. In the event this applicant(s) is approved or disapproved, this sum will be retained by Management to cover the cost of processing this application as furnished by applicant(s). All application fees are NON-REFUNDABLE. SPECIAL NOTES FOR INTERNATIONAL APPLICANTS Additional fees and time will be required. PLEASE NOTE: Due to the extensive process, International Applications will take longer to complete (may take up to 90 days). Minimum application fee per individual 18 years old or older is \$200 for international applicants (certain countries may cost more). No discount will be given for international applicants (regardless of marital status).

I/WE HEREBY AGREE TO THE ABOVE DISCLOSURES AND GIVE AUTHORIZATION TO RELEASE CRIMINAL HISTORY INFORMATION REPORT(S), DRUG OFFENSE REPORT(S), VIOLENCE REPORT(S), CREDIT BUREAU REPORT(S), AND/OR MOTOR VEHICLE REPORT(S), I/WE ACKNOWLEDGE I/WE MAY BE SUBJECT TO A "CONSUMER REPORT" and/or AN "INVESTIGATIVE CONSUMER REPORT" (which may include information about my/our character, general reputation, personal characteristics, and/or mode of living, and which can involve personal interviews with sources such as neighbors, friends, and associates.) For and in consideration of me/us being considered for approval, I/We hereby authorize Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC to make inquiries to MAF Background Screening/Sarma ("MAFBS") or any other background/screening company, a consumer reporting agency, concerning my/our suitability and qualification: including but not limited to: (i) any public record of any convictions for crimes of violence or dishonesty; (ii) any incidents of employment dishonesty, retail theft, or other employment related acts of dishonesty, violence or drug related offenses or drug test results reported to MAF

Coral Gardens II Condominium, Inc.



Background Screening/Sarma ("MAFBS") or any other background/screening company by any merchant or employer where such acts occurred; or (iii) any credit bureau reports. I/We further authorize any governmental agency where such conviction information is on file, or any Companies ("Prior Companies") where such incident or credit transaction occurred, and MAF Background Screening/Sarma ("MAFBS") or any other background/screening company to disseminate such report(s) to Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC. During any period(s) while I/we may be applying to/reside at/or for membership to Coral Gardens II Condominium, Inc., I/we hereby authorize Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC to make further like inquiries to MAF Background Screening/Sarma ("MAFBS") or any other background/screening company as Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC may from time to time, deem necessary for Residency and/or membership purposes. I/We also hereby authorize MAF Background Screening/Sarma ("MAFBS") or any other background/screening company, and such government's agency(s), any such credit bureau(s), and any such Prior Company(ies) to issue such report(s) in response to Coral Gardens II Condominium, Inc.'s and Angel Property Management & Real Estate, LLC's inquiry(ies). I/We waive any further notice with respect to Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC's inquiry(ies) or with respect to such governmental agencies, such Prior Company's(ies)', such credit bureau's or MAF Background Screening/Sarma ("MAFBS") or any other background/screening company dissemination of any such report(s). I/We hereby generally release and fully discharge MAF Background Screening/Sarma ("MAFBS") or any other background/screening company, every such government's agency, every such credit bureau, and every such Prior Company(ies) from and against any and all liability with respect to, or arising from, the release or dissemination of any such information for such purposes. I/We understand and agree that my/our approval/denial may be determined, in whole or in part, based on the report(s) so issued to Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC by MAF Background Screening/Sarma ("MAFBS") or any other background/screening company. I/we have been informed and I/we understand that I/we may obtain a copy of such report(s) and that I/we may dispute the accuracy or completeness of the information reported to Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC by writing or calling MAFBS at the following address or telephone numbers (134 S Tampa St. Tampa, FL 33602. 800-226-4483. CERTIFICATION: Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC certify to MAF Background Screening/Sarma ("MAFBS") or any other background/screening company that it is requesting a consumer report(s) on the applicant(s) named above and that Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC will use that report(s) for PERMISSIBLE purposes. In Addition, I/we acknowledge that I/we have READ AND AGREE TO EVERYTHING IN THE FOREGOING AND I/WE AUTHORIZE Coral Gardens II Condominium, Inc. and Angel Property Management & Real Estate, LLC to process, review, present, all information obtained in and from this application, including but not limited to: full historical credit, criminal, eviction, employment, residential, drug information, etc. I/We also agree that any information obtained in and from this application and or anything listed in the foregoing may be viewed by any current/future Angel Property Management & Real Estate, LLC employee, or any current/future Board of Director with Coral Gardens II Condominium, Inc.

In making the foregoing application, I am aware that the decision of the Coral Gardens II Condominium, Inc. Association will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date

CERTIFICATION: Angel Property Management and Real Estate, LLC hereby certifies to SARMA/MAF Background Screening that it is requesting a consumer report(s) on the applicant named above and that Angel Property Management and Real Estate, LLC, will use that report(s) for PERMISSIBLE purposes.

MAF BACKGROUND SCREENING 800.226.4483 - 134 S Tampa Street Tampa FL 33602

Coral Gardens II Condominium, Inc.



APPLICATION INFORMATION

Current OWNER Information

Name: _____

Present Mailing Address: _____ City and State: _____

Zip code: _____ Email: _____

Home Phone: _____ Cell Phone: _____

Applicant Information

Name: _____ Social Security #: _____ DOB: _____

Present Residence Address: _____ How long: _____

City and State: _____ Zip code: _____ Email: _____

Home Phone: _____ Cell Phone: _____

Reason for Leaving: _____ Rent or Own: _____

Landlord's Info (if applicable):

Name: _____ Phone #: _____

Street Address: _____ City: _____

State: _____ Zip code: _____ Email: Address: _____

Prior Residence Information (1)

Prior home address: _____ How long: _____

City and State: _____ Zip code: _____ Phone: _____

Rent or Own: _____ Reason for Leaving: _____

Landlord's Info (if applicable):

Name: _____ Phone #: _____

Street Address: _____ City: _____

State: _____ Zip code: _____ Email: Address: _____

Prior Residence Information (2) (if lived at current residence for less than 2 years)

Prior home address: _____ How long: _____

City and State: _____ Zip code: _____ Phone: _____

Rent or Own: _____ Reason for Leaving: _____

Landlord's Info (if applicable):

Name: _____ Phone #: _____

Street Address: _____ City: _____

State: _____ Zip code: _____ Email: Address: _____

Coral Gardens II Condominium, Inc.



VEHICLE INFORMATION: Please note a copy of the registration & insurance for each vehicle is required.

Will you park any vehicles on the property? _____		If yes, how many? _____	
Make of car: _____	Model Type: _____	Year: _____	License Plate#: _____ State: _____
Make of car: _____	Model Type: _____	Year: _____	License Plate#: _____ State: _____
Make of car: _____	Model Type: _____	Year: _____	License Plate#: _____ State: _____

I/We acknowledge that I/we must adhere to the following rules & regulations as well as any additional ones listed on this application

- 1 & 2 bedroom units – receive 1 assigned parking space
- 3 bedroom units – receive 2 assigned parking spaces
- Only 1 vehicle per licensed driver living in the unit (subject to occupancy limitations on the Rules & Regulations page of this application. Guest spots are CURRENTLY being used on a first come first serve basis (also subject to occupancy limitations on the Rules & Regulations page of this application).
- Currently there are no decals nor a way to register a guest. However, decals & mandatory guest registrations are coming soon. There will be limitations on the # of nights a guest's vehicle can be parked on Coral Gardens II Condominium, Inc. property per month.
- In addition, I/We acknowledge that no commercial vehicles, large trucks, boats, trailers, motor homes, mobile homes, campers, rec vehicles, or any vehicle with advertising, etc. permitted to park on the premises overnight.
- Owner of vehicle is responsible for ALL towing charges.
- In addition to these listed above, all parking/vehicle rules & regulations listed on the rules & regulations page of this application must be adhered to. Violation of such WILL BE TOWED.

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed	Applicant's Signature indicating acknowledgement	Date
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OCCUPANCY INFORMATION:

The Rules & Regulations of Coral Gardens II Condominium, Inc. provide an obligation of unit owners that ALL units in Coral Gardens II Condominium, Inc. be used for **single family residence only**. Please state the name, relationship, and date of birth of all persons (self-included) who'll be occupying the unit. Please note occupancy limitations based on size of unit:

- **1 bed – no more than 2 people**
- **2 beds – no more than 4 people**
- **3 beds – no more than 6 people**

NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH

By signing below, applicant understands, acknowledges, & agrees that NO OTHER occupants other than the ones that are listed above will be permitted to occupy the unit at any time.

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed	Applicant's Signature indicating acknowledgement	Date
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Coral Gardens II Condominium, Inc.



PERSONAL REFERENCES: *Provide 2 personal references that can attest to your character. **NO FAMILY MEMBERS***

REFERENCE 1

Name: _____ Phone: _____
Street Address: _____
City: _____ State: _____ Zip code: _____
.....

REFERENCE 2

Name: _____ Phone: _____
Street Address: _____
City: _____ State: _____ Zip code: _____

EMERGENCY CONTACT:

Name: _____ Phone: _____
Street Address: _____
City: _____ State: _____ Zip code: _____

EMPLOYMENT HISTORY

CURRENT EMPLOYER – if retired, please state the company’s name & address & date of retirement

Company: _____ Title: _____
Supervisor: _____ Telephone #: _____
Years/months employed ___Y ___M Income/month _____ Email: _____

PREVIOUS EMPLOYER – if with current company for less than 2 years

Company: _____ Title: _____
Supervisor: _____ Telephone #: _____
Years/months employed ___Y ___M Income/month _____ Email: _____
Reason for Leaving: _____

Coral Gardens II Condominium, Inc.



BACKGROUND CERTIFICATION

- I certify that I have no criminal charges pending against me, nor have I been convicted of any felony or any misdemeanor by any federal, state, provincial or local government of the United States or any other country, nor have I been involved in any civil or administrative proceeding in connection with an allegation of fraud or similar misconduct. The term 'conviction' as used in this clause, means a judgment or conviction of a criminal court of competent jurisdiction, whether entered upon a verdict or plea, including due to a plea of nolo contendere or the equivalent.

- I cannot certify to the above statement. In lieu of certifying to the above statement, I understand that I must provide a detailed explanation including ALL of the circumstances which prevent me from certifying to the above statement with this application. If this box is checked, you MUST submit a detailed explanation.

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date

EVICITION CERTIFICATION

- I certify that I have never been evicted nor had any eviction paperwork filed against me.

- I cannot certify to the above statement. In lieu of certifying to the above statement, I understand that I must provide a detailed explanation including ALL of the circumstances which prevent me from certifying to the above statement with this application. If this box is checked, you MUST submit a detailed explanation.

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date

Coral Gardens II Condominium, Inc.



PET POLICY:

I, _____, do hereby acknowledge, agree, and understand that I/we have been informed of and agree to the pet policy for ALL residents at Coral Gardens II Condominium, Inc., and that I/we assume full liability and responsibility for any/and all violating actions and/or violating activities, etc. of applicant(s), guests of applicant(s), etc. I/We also agree, acknowledge, and understand that any violation of below pet policy as recorded in this application, and/or in the Association's Rules & Regulations, Documents, By-Laws, Covenants, etc. of Coral Gardens II Condominium, Inc. may result in levied fines and/or other actions up to and including eviction and/or other legal remedies. I/We also agree, acknowledge, and understand that any costs associated with such violations by me/us or my/our guests will be my/our full responsibility and NOT the Association's.

- **NO more than 1 pet/animal is allowed on or about the inside of unit, the exterior of unit, or anywhere on or near the property of Coral Gardens II Condominium, Inc.**
- **No pet/animal allowed if weight at maturity is or will be more than 20 pounds.**
- **Any pet/animal MUST be of domestic and non-aggressive breed**

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date

Coral Gardens II Condominium, Inc.



COLLECTION OF RENT AGREEMENT

If this is an application for purchase, if at any time during applicant(s) ownership, this property is leased, the following 'Collection of Rent' Agreement will automatically apply and will automatically become part of any and all future lease agreements between any and all tenant(s) and landlord(s). This Collection of Rent Agreement (this "Agreement") is made and entered into by and between Coral Gardens II Condominium, Inc. ("Association"), Tenant(s), Occupant(s), and Landlord/Unit Owner. WITNESSETH: WHEREAS, Florida Statutes dictate that upon approval of applicant(s), Landlord & Tenant will automatically include this 'Collection of Rent Agreement' in their current lease as well as any future lease.

The following pertains to both lease applications & purchase applications:

NOW THEREFORE, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, it is mutually agreed and covenanted by and among the parties to this Agreement as follows:

I/We understand that the following 'Collection of Rent Agreement' will automatically apply to all current and/or future Tenants & Landlords and will automatically become part of any and all current and/or future lease agreements between any and all current and/or future tenant(s) and landlord(s). This Collection of Rent Agreement (this "Agreement") is made and entered into by and between Coral Gardens II Condominium, Inc. ("Association"), Tenant(s), Occupant(s), and Landlord/Unit Owner. WITNESSETH: WHEREAS, Florida Statutes dictate that upon approval of applicant(s), Landlord & Tenant will automatically include this 'Collection of Rent Agreement' in their current lease as well as any future lease. NOW THEREFORE, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, it is mutually agreed and covenanted by and among the parties to this Agreement as follows:

1. Tenant and Unit Owner acknowledge and agree that Tenant is required to comply with the Association's Declaration of Condominium, By-laws, Articles of Incorporation and Rules and Regulations, as amended from time to time (collectively, the "Governing Documents"). The Governing Documents shall be deemed expressly incorporated into the Lease.
2. Tenant and Unit Owner acknowledge and agree that Unit Owner is required to pay to Association any & all assessments (the "Assessment") levied by Association in accordance with the Governing Docs.
3. In the event the Unit Owner fails to pay Association any Assessment when the same become due, Association shall be entitled to collect the Tenant's(s') rent payments ("Rent") owed to Unit Owner/Landlord under the Lease for the purpose of offsetting the delinquent Assessment(s).
4. If Association notifies Tenant that Unit Owner is delinquent in its Obligation to pay any Assessment, Tenant shall discontinue the payment of the Rent to Unit Owner and instead shall direct said Rent payments, in the same amount and frequency as set forth in the Lease, to Association until such time as Association directs Tenant to redirect Rent payments to Unit Owner. Any Rent collected by Association in excess of Unit Owner's delinquent Assessment will be promptly disbursed to Unit Owner. In the event Tenant fails to redirect the payments of Rent to the Association and instead continues to pay Rent to Unit Owner, Tenant shall become obligated along with the Unit Owner to pay the delinquent Assessments to Association, irrespective of any Rent payments that Tenant may already have made to Unit Owner.
5. In the event Unit Owner or Tenant fail to honor this Agreement or violate any of the other terms and provisions of the Governing Documents, Unit Owner and Tenant shall be subject to all remedies available to Association, including without limitation, injunctive relief and money damages in addition to any other remedies provided by law. Additionally, Association shall also have the power to evict Tenant in accordance with the Governing Documents for failure to honor this Agreement. All eviction costs will be owed by Unit Owner and considered a special assessment, which will be levied in accordance with the Governing Docs.
6. Unit Owner and Tenant acknowledge that Association would not have approved Tenant and the Lease but for the parties entering into this Agreement. Therefore, Tenant and Unit Owner hereby waive each of their rights to contest the validity of this Agreement or the validity of any of the remedies available to the Association.
7. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. Venue shall be in Broward County, Florida.

Coral Gardens II Condominium, Inc.



COLLECTION OF RENT AGREEMENT (continued)

8. This Agreement shall not be construed more strictly against one party than against the other merely because it may have been prepared by counsel for one of the parties, it being recognized that the parties have contributed substantially and materially to its preparation.
9. All notices, demands and communications hereunder to the parties shall be served or given in accordance with the Governing Documents.
10. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute on and the same instrument.
11. This Agreement and the exhibits attached here to and forming a part here of, represent the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations, understandings and representations (if any) made by and between the parties. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon Tenant, Association or Unit Owner unless reduced to writing and signed by all three parties. IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

I/We have read the above 'Collection of Rent Agreement', understand and agree that if at any time the owner of the property that I am applying to live in becomes delinquent on any assessment (monthly, quarterly, regular or special) and/or falls behind on any payment owed to the association, I/We understand and agree to pay my/our rent that I/we owed to the association instead of to the Landlord. In addition, I/we agree, acknowledge, and understand that the above "Collection of Rent Agreement" will automatically become part of any lease including current and future leases and will be strictly enforced.

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date

Coral Gardens II Condominium, Inc.



INTENDED USE

THIS PAGE IS FOR PURCHASE APPLICATIONS ONLY

If **purchasing** the unit, please indicate what your intention of use is by choosing one option below:

- reside as owner(s) in the unit on a full time basis
- reside as owner(s) in the unit on a part time basis
- reside as a resident/guest of the owner(s)
- NOT reside in the unit, but instead intend to lease/rent the unit out.

Important - Check here:

- I certify that the above is correct and agree that upon closing of said property, I will provide a copy of the executed closing statement and a copy of the recorded deed to Association/Management Company within ten days of closing date.**

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date

Coral Gardens II Condominium, Inc.



RULES AND REGULATIONS

Following are the highlights of the Rules and Regulations of this Association:

PURCHASE RESTRICTIONS:

1. No individual may own more than two units. This rule does not affect anyone who CURRENTLY owns more than two units.
2. No corporation, company, partnership, or trust may purchase a unit.
3. Owner MUST own the unit for one year before it can be rented. NO EXCEPTIONS

LEASE/RENTAL RESTRICTIONS:

1. Owner MUST own the unit for one year before it can be rented (except if unit is owned by Association).
2. No subleasing of units is permitted.
3. Units can only be rented ONE time in a 12 month period.
4. No lease shall be for less than 3 months nor for more than 12 months (except if unit is owned by Association).
5. No rooms may be rented, & no transient tenants are allowed.

OCCUPANCY:

1. ALL OCCUPANTS 18 years old or older MUST be screened properly
2. No one may occupy nor move his/her effects into any unit BEFORE final Board approval is received IN WRITING. **ALL** occupants older than 18 are required to complete a SEPARATE application, pay the application fee & wait for Association's approval. Association may summarily evict any tenant and/or occupant pursuant to violation of this rule & charge the cost of such eviction, including reasonable attorneys' fees, to the owner of the unit.
3. The number of occupants allowed per unit are:
 - a. One bedroom units – no more than 2 occupants
 - b. Two bedroom units – no more than 4 occupants
 - c. Three bedroom units – no more than 6 occupants
4. However, each unit is ALSO limited to the following types of residence:
 - a. Single Family Use – Multiple families cannot reside in the same unit.
5. No owner or lessee shall permit use of occupancy of his or her apartment or any portion thereof for guests for a longer period of time than thirty (30) days in any six (6) month period. If guests' occupancy will be more than thirty (30) days, the owner or lessee must request permission in writing and receive written permission from the Board of Directors to that effect (an application must be completed by guest and processed by management).

MAINTENANCE FEES:

1. Monthly maintenance fees are due on the 1st of the month and are delinquent after the 10th of the month. Delinquent/Late fees will be assessed accordingly. Failure to pay your maintenance and any other assessments may result in additional costs including but not limited to legal fees.

HURRICANE:

1. Approved hurricane shutters are: Aluminum Accordion Type in Almond Color.
2. All residents are responsible to protect their own units. The Association will not assist with any hurricane preparations for individual units.
3. Even the smallest items can become dangerous projectiles during strong winds. DO NOT leave ANYTHING unsecured outside. If you are unsure as to whether or not something could become a threat, lean on the side of caution and bring those items indoors (SOME examples are: furniture, bricks, potted and/or hanging plants, toys, bicycles, grills, wind chimes, umbrellas, garbage cans, any loose debris/rocks, etc.

Coral Gardens II Condominium, Inc.



GENERAL RULES:

1. Building interiors (halls & walkways) are not play areas. No skating, bicycling, skateboarding, running, screaming or congregating at any time.
2. No sitting, leaning, standing on or jumping from railings.
3. No loitering on the walkways, stairs, or any other common area.
4. Do not walk on the grass; use the sidewalks/walkways.
5. No damage of lawn, shrubbery, trees, or any other common area is permitted. No climbing trees.
6. No flowerpots, boxes or other apparatus will be permitted on overhangs or balcony railings.
7. Because of the undesirable appearance, no towels, mats, clothes, etc. of any kind shall be hung from balconies, railings, or on grass. Encumbrances on the walkways on any floor are not permitted.
8. Porches/Balconies MUST be kept tidy. Absolutely no belongings are to be stored. Only appropriate exterior furniture is permitted and it must be in good condition.
9. Cooking is not permitted on any porch, patio, balcony, entryway, or on any condo property.
10. Flammable, combustible, or explosives are not allowed to be used or stored on property.
11. Mops, cloths, brooms and vacuum cleaner bags, etc. shall not be dusted or shaken from the unit windows, in the halls/walkways, stairways or from balconies or walkways.
12. All residents and guests MUST observe a 5 mile per hour speed limit in the complex.
13. A unit owner is primarily and ultimately responsible for his/her own conduct and for the conduct of all residents in, or visitors to, his/her units -- whether in the unit or any common areas. Unit owners are responsible for informing tenants, residents, and visitors of these Rules and Regulations.
14. Any defacing or deliberate damage to the building, recreational facilities, or common areas is prohibited. Any such damage shall be promptly repaired at the expense of the responsible unit owner.
15. No "for sale" or "for rent" signs or other signs shall be displayed by any unit owner on his condominium parcel or any part of the condominium property.
16. In order to assure everyone's comfort, radios, television, musical instruments, etc. must be kept at a minimum volume, especially between the hours of 10:00 p.m. - 9:00 a.m.

TRASH:

1. Fire codes do not permit storage of anything in trash rooms.
2. Trash rooms are not to be used as play areas.
3. All trash is required to be placed in securely tied plastic bags before being placed in dumpster and/or chute.
4. Trash or fluids of any kind shall not be left in/around the dumpster or elsewhere in any common areas (this includes boxes & newspapers).
5. NO BULK ITEMS MAY BE PLACED ON PROPERTY AT ANY TIME – Bulk items include but are not limited to: appliances, furniture, construction debris/discards. It is the owner's and/or tenant's responsibility to PROPERLY discard of these materials. All violators will be charged an illegal dumping fee.
6. Anything that cannot fit down the chute must be brought downstairs and placed in dumpster.
7. We have blue recycling bins for your plastics, paper and glass.

PETS/ANIMALS:

1. Pets must be on a leash at all times.
2. Pets must be walked on the curb and grass area on Riverside Drive (swale).
3. Only 1 pet per unit
4. Pets over 20 pounds are NOT permitted.
5. Pets must be of a domestic and non-aggressive breed.
6. Residents are responsible to pick up and properly dispose of any and all animal waste.

Coral Gardens II Condominium, Inc.



REPAIRS/CONTRACTORS INSIDE UNITS:

1. No owner shall make or cause to be made any structural modifications, alterations, or repairs (including but not limited to) inside of unit, plumbing/water, gas, electrical, air-conditioning equipment or utilities, etc. without the consent of Association. All work **MUST** be approved by the Association **PRIOR** to commencing any work.
2. All contractors hired by owners **MUST** be licensed and insured and **MUST** provide such documentation to the Association **PRIOR** to commencing any work.

VEHICLES/PARKING: If any of the parking rules are violated, your vehicle is subject to towing.

1. Only 1 vehicle per licensed driver living in the unit (subject to occupancy limitations – see above)
2. A vehicle, which does not operate, cannot remain on the premises for longer than 24 hours.
3. All repairs **MUST** be made **OFF** of the property.
4. No unlicensed driver may drive in the condominium parking area.
5. All vehicles must be legally tagged.
6. Head-in parking only. No backing in.
7. No commercial vehicles, large trucks, boats, trailers, motor homes, mobile homes, campers, recreational vehicles, or any vehicle with advertising on it, etc. permitted to park on the premises overnight.
8. No parking bumpers/stops, etc. will be moved without permission from the Board of Directors.
9. Assigned Spaces - 1 & 2 bed units – receive 1 assigned parking space, 3 bed units – receive 2 assigned parking spaces
10. Guest spots are **CURRENTLY** being used on a first come first serve basis (also subject to occupancy limitations on the Rules & Regulations page of this application).
11. Currently there are no decals nor a way to register a guest. However, decals & mandatory guest registrations are coming soon. There will be limitations on the # of nights a guest's vehicle can be parked on Coral Gardens II Condominium, Inc. property per month.
12. Owner of vehicle is responsible for **ALL** towing charges

I/We, the applicant(s) for this condominium have read the rules and regulations, documents, By-Laws, Covenants, etc. for Coral Gardens II Condominium, Inc. and agree to abide by **ALL** property promulgated current and/or future amendments in effect within the terms of my/our occupancy/ownership. I/We understand that if I/We fail to abide by any of aforementioned, then I/we and all persons residing in the unit, are subject to non-renewal of the lease, eviction, fines and/or other legal remedies available to the association. I also understand that I will be responsible for all fines, attorney fees, court costs, and any other fees incurred in the enforcement of the rules and regulations, Documents, By-Laws, Covenants, etc. for Coral Gardens II Condominium, Inc. I/We acknowledge that I have **READ, UNDERSTAND, CERTIFY & AGREE TO** (but not limited to) the terms of **ALL** disclosures of said application, including but not limited to the disclosure of the Background Screening, Pet Policy, Collection of Rent Agreement, and Rules and Regulations for the community in which I am applying for. I/We, submit this application to Coral Gardens II Condominium, Inc. and Angel Property Management and Real Estate, LLC. for consideration to reside in the community. I/We certify that all of the information provided in this application is complete and true to the best of my/our knowledge. I/We understand that any fees associated with this application, inspection, and/or obtaining my/our background, credit history, etc. is non-refundable. I/We understand that parking is strictly enforced. I/We understand that completing this application does not provide me the privilege to park on the premises of Coral Gardens II Condominium, Inc. In addition, I/we understand that completing and submitting this application does **NOT** provide me/us the right to move-in, a formal Association approval/certificate is required for **EVERY APPLICANT**.

I/We also authorize the association and or its representatives to perform a background investigation and credit checks of the occupant(s) and applicant(s) listed in this application.

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date