

EDGEWOOD GREENS CONDOMINIUM "B"



APPLICATION FOR RESIDENCY

PLEASE READ CAREFULLY BEFORE PROCEEDING

The following application is used for applicants attempting to lease or purchase a unit in this community. Please use the checklist below to ensure that you submit a **complete** application. **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** - Applications will take up to 21 Business days to process from the date that the completed application is received.

***** PETS – NO pets allowed**

***** VEHICLES - ONLY 1 vehicle/unit (NO EXCEPTIONS). Guest spots are for GUESTS ONLY, & under no circumstances are guest spots permitted to be used by residents as an additional parking space.**

***** LEASE RULES/RESTRICTIONS**

- Tenants MUST provide current & correct contact information for their current landlord as well as your references. If we don't have that info or we are unable to reach them, the application will be denied.
- After approval by the Association elsewhere required, 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.
- Apartments can only be rented three (3) times during the ownership of a unit.

*****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.**

Applicant Name: _____
Mailing Street Address: _____ City: _____
State: _____ Zip Code: _____ Best Number to Contact: _____
Email Address: _____

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

- 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 vehicle that will be parking on property (if applicable) - 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). The **ORIGINAL** signed/notarized document **MUST** be submitted with application. **PARKING IS STRICTLY ENFORCED: ONLY 1 VEHICLE ALLOWED PER UNIT. Guest spots are for GUESTS ONLY, & are not permitted to be used by residents as an additional parking space.****
- 2 consecutive and recent months of proof of Income **and** an Employer Letter stating length of employment for each adult occupying the unit. Or 3 months of bank statements, if not employed
- Letter from **current** landlord of applicant OR a letter from the applicant explaining why a letter cannot be provided from your current landlord.
- Interview is required for ALL applicants.
- Application Fee: (\$100.00)/occupant 18 years old or older or per **legally married** couple: **Application Fee is Non-Refundable.**
- Copy of Marriage Certificate: clear & legible (if applicable)
- FOR LEASE APPLICATIONS ONLY - Copy of Certificate of Use must be obtained from the City of Lauderhill - which will give the owner permission to lease their unit, subject to Association's approval. If we don't already have a current one on file, then the owner will have to provide this.

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 each vehicle (if applicable) - 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). The **ORIGINAL** signed/notarized document **MUST** be submitted with application. **PARKING IS STRICTLY ENFORCED: ONLY 1 VEHICLE ALLOWED PER UNIT. Guest spots are for GUESTS ONLY, & are not permitted to be used by residents as an additional parking space.****
- 2 consecutive and recent months of proof of Income **and** an Employer Letter stating length of employment for each adult occupying the unit or 3 months of bank statements, if not employed
- IN PERSON Interview is required for ALL applicants.
- Application Fee: (\$200.00) per individual occupancy 18 years old or older (regardless of their marital status: **Application Fee is Non-Refundable** - (Minimum cost for each international application is \$200 - some countries may cost more.)
- Copy of Marriage Certificate: clear & legible (if applicable)
- FOR LEASE APPLICATIONS ONLY - Copy of Certificate of Use must be obtained from the City of Lauderhill - which will give the owner permission to lease their unit, subject to Association's approval. If we don't already have a current one on file, then the owner will have to provide this.

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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 Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B' 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

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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 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 Edgewood Greens Condominium 'B' and Angel Property Management & Real Estate, LLC. During any period(s) while I/we may be applying to/reside at/or for membership to Edgewood Greens Condominium 'B', I/we hereby authorize Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B's and Angel Property Management & Real Estate, LLC's inquiry(ies). I/We waive any further notice with respect to Edgewood Greens Condominium 'B' and Angel Property Management & Real Estate, LLC's inquiry(ies) or with respect to such governmental agency's, 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 Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B' 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: Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B'.

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 PERMISSABLE purposes.
MAF BACKGROUND SCREENING 800.226.4483 - 134 S Tampa Street Tampa FL 33602

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APPLICATION INFORMATION

PROPERTY STREET ADDRESS: _____ UNIT #: _____

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)

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: _____

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VEHICLE INFORMATION:

Do you own a vehicle? _____

Make of car: _____ Model Type: _____ Year: _____ License Plate#: _____ State: _____

I/We acknowledge that I/We are only allowed 1 vehicle for the entire unit. PARKING IS STRICTLY ENFORCED AND ANY VEHICLE WITHOUT A PROPER/CURRENT DECAL, WILL BE TOWED. You may NOT use guest spaces for additional vehicles. All Guests MUST register their vehicles properly and in advance in order to avoid towing. There are limitations on the # of nights a guest's vehicle can be parked on Edgewood Greens Condominium 'B' property per month. Contact Management for more details. Owner of vehicle is responsible for ALL towing charges.

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date

OCCUPANCY INFORMATION:

The Rules & Regulations of Edgewood Greens Condominium "B" provide an obligation of unit owners that ALL units in Edgewood Greens Condominium "B" be used for **single family residence only**. Please state the name and relationship of all persons (self-included) who'll be occupying the unit. Please note, no more than 2 heartbeats per bedroom allowed.

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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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

Company: _____ Title: _____

Supervisor: _____ Telephone #: _____

Employed from: _____ to _____ Monthly Gross Salary: _____

PREVIOUS EMPLOYER

Company: _____ Title: _____

Supervisor: _____ Telephone #: _____

Employed from: _____ to _____ Monthly Gross Salary: _____

Reason for Leaving: _____

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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

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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 Edgewood Greens Condominium 'B', 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 acknowledge, understand, and agree that I/we will not have nor will any of my/our guests have or bring pets on or about the inside of my/our unit, the exterior of my/our unit, or anywhere on or near the property of Edgewood Greens Condominium 'B'. I/We also agree, acknowledge, and understand that any violation of said pet policy as recorded in this application, and/or in the Association's Rules & Regulations, Documents, By-Laws, Covenants, etc. of Edgewood Greens Condominium 'B' 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 pets/animals are allowed at any time.**

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date

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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 Edgewood Greens Condominium "B". ("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 Edgewood Greens Condominium 'B' ("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

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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.
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

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INTENDED USE

(THIS PAGE IS FOR PURCHASE APPLICATIONS ONLY)

APPLICATION FOR PURCHASE 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

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FOR SALES APPLICATIONS ONLY

NOTICE OF INTENT TO SELL - (TO BE COMPLETED BY PRESENT OWNER):

Date: _____

TO: Board of Directors:

In accordance with the provisions of the Declaration of Edgewood Greens Condominium "B", as recorded in the Public Records of Broward County, Florida, as amended by any amendments and supplemental declarations thereto, you are hereby notified that I/we desire to accept a bona fide offer made to me/us by:

_____ to purchase
(Applicant Name)

unit # _____, located in Edgewood Greens Condominium "B"

An inspection of the unit may be made at a time convenient for all parties concerned. I/we are aware of the fact that the Association has a period of thirty (30) days in which to approve or disapprove this application.

I/we are aware that alterations made to my/our unit that are not in compliance with the governing documents of the Association, may be cause for disapproval of the sale/lease of this unit until such time as the unit is brought into compliance with the Documents.

Upon receipt from the Board of Directors of the results of their review and approval to purchase, I/we will then proceed to process the paperwork necessary to sell the unit. **We will not proceed with any sale until after approval is given.**

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Print Current Owner's Name #1: _____

Current Owner's Signature #1: _____ Date: _____

Print Current Owner's Name #2: _____

Current Owner's Signature #2: _____ Date: _____

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RULES AND REGULATIONS

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

1. There is an application fee requirement of \$100.00 for each application. **NO REFUNDS**
2. Absolutely **NO** pets are allowed.
3. Only one vehicle is allowed per unit.
4. Apartments can only be rented three (3) times during the ownership of a unit.
5. Application processing will take up to 21 business days.
6. Application will not be processed if all requested items are not included
7. Occupancy is not permitted until interviewed & approved by the Board of Directors.
8. Parking for residents is in the back lot only. Front (street side) parking is for guests only.
9. 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.
10. A current Certificate of Use from the city of Lauderhill is required to be submitted to the Association/Management each year with the renewal. The Certificate of Use is required by the city of Lauderhill and can be obtained by contacting the city. Your application will **NOT** be processed without a current copy of the Certificate of Use.
11. Association, at Board of Directors discretion may require an annual screening of tenants. Failure to comply may result in eviction or other legal proceedings.

CAR/PARKING RULES: All other Edgewood Greens Condominium "B" parking rules will remain in effect in addition to the following. **If any of the parking rules are violated, your vehicle is subject to towing.**

1. Only one vehicle per unit is permitted. Any additional vehicles must be parked **OFF** of the property, **NOT** in the guest spaces or other assigned spaces.
2. All Residents must register their vehicle(s) and secure a permanent Edgewood Greens "B" parking permit decal from the Management Office. The decal should be placed where it can be easily seen (the lower left corner of the driver's window is recommended). The cost of each decal is \$10 and a new one will be required each year.
3. Unit Residents who wish to allow a Visitor to use the unit's assigned parking space may obtain a 'Visitor's' pass from the Management company, which must be displayed on the front dashboard of the visiting vehicle while on the property or in the assigned space. Visitor's passes are valid for 30 days.
4. All overnight guests must display an authorized guest pass in the vehicle's front window.
5. Guest passes are available on a case by case basis: call Angel Property Management & Real Estate 954-324-1199.
6. Guest spaces are for visitors only, **NOT** residents.
7. No one is allowed to give up their assigned parking space in writing or otherwise.
8. All vehicles must be legally tagged.
9. All disabled or inoperative vehicles must be repaired off the premises.
10. No commercial vehicles may be parked over night from 12:00 p.m. midnight to 8:00 am.
11. Head-in parking only. No backing in.
12. There will be no boats or trailers, trucks, motorcycles, campers, beach buggies or hot rods allowed in the parking area, with exception of delivery and garbage trucks on a temporary basis.
13. No parking bumpers/stops will be moved without permission from the Board of Directors.

I. GENERAL RULES:

1. No sitting, leaning, standing on railings.
2. No smoking or loitering on the steps.
3. **NO** smoking on patios as this is a fire hazard.
4. No loitering on the walkways or any other common area.
5. Do not walk on the grass, use the sidewalks/walkways.
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. No encumbrances on the walkways of the first and second floors are permitted.

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8. Mops, cloths, brooms and vacuum cleaner bags, etc. shall not be dusted or shaken from the apartment windows, in the halls, stairways or from balconies or walkways.
9. Any owner or lessee shall not store an article, whether in his apartment or in the storage rooms which will create a fire hazard. (Insurance policies may be cancelled for such acts).
10. 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
11. Garbage must be placed in securely tied plastic containers enough to fit in the dumpster. Trash or fluids of any kind shall not be left in around the dumpster or elsewhere in any common areas (this includes boxes & newspapers). All recycled products will be placed in their designated area. Residents who place excessive bulk trash that overwhelms the dumpster & limits other residents from discarding their trash, will be charged an illegal dumping fee.
12. 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. A copy of current license & insurance for all contractors working in or around said unit MUST be submitted to Association/Management Company PRIOR to an approval being given or work beginning.

II. USE OF FACILITIES:

A. GENERAL

1. 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.
2. 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.
3. Unit Owners are responsible for all damages to other units and the common areas resulting from the lack of proper maintenance or repairs to their respective units.
4. A unit Owner will be assessed any costs incurred by the Association to repair or replace any property damaged by the unit Owner or his/her Residents, or Visitors.
5. No jumping on or standing in chairs/lounge chairs, etc.

B. POOL RULES:

1. Only Resident Unit Owners, Residents, or Visitors may use pool facilities. Anyone using facilities must comply with all Rules and Regulations promulgated by governmental authorities & the Association & the following regulations. Unit Owners are responsible for the actions of Owners, Residents, & Guests using the swimming pools/pool areas. Repeated or serious offenses may result in suspension of pool privileges and/or fines.
2. A shower is required at the pool area before entering the pool. Those who leave the area and return must shower again before re-entering the pool.
3. Children under twelve (12) years of age are not permitted in the pool unless supervised by an adult. Infants in diapers are not permitted in the pool at any time.
4. No one with infectious diseases may enter the pool.
5. All males and females with long hair must wear bathing caps.
6. All suntan oils, creams, etc. must be removed with a shower before entering the pool or when using patio furniture without underlying toweling,
7. No food shall be taken or consumed in the pool area. If beverages are to be consumed in the pool area they must be served in non-breakable containers. Glass bottles are not to be taken in or around the pool area.
8. No objects of any kind, including rafts, floats, flippers, snorkels, masks, toys, and the like will be permitted in the pool, except float aids that are attached to the bather's body.
9. The pool and other recreational facilities are for the use of owner-members or lessee and houseguests only. Any other guest must be accompanied by the owner-member or lessee.
10. Running and playing games around the pool area is prohibited.
11. All gear, toweling, etc. must be removed from the pool area when not being used. Please do not use anything for reserving chaise lounges. No hanging towels or clothing shall be placed on light posts surrounding the pool.

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12. Pool is open from 8:00 a.m. to 11:00 p.m. daily. The hours between 12:30 p.m. - 3:30 p.m. will be reserved for adults only. All under 18 must leave the pool at this time if adults want to swim.
13. Owners and lessees and their authorized guests using the pool shall do so at their own risk.
14. Authorized guests must change clothes at the owner's or lessee's apartment before entering the swimming pool, and then again change back into street attire before leaving grounds.
15. No smoking in or around pool area.
16. No loitering around pool area or other common areas.
17. No jumping or standing on pool furniture.

C. SHUFFLEBOARD RULES

1. Courts may be used up to the hour of 10:30 p.m. from Monday through Thursday and up to the hour of 11:00 p.m. from Friday to Sunday.
2. The owner or lessee must accompany their guests when using the shuffleboard and the owner or lessee will be held responsible for any damage to the court or equipment. All shuffleboard equipment must be returned to the Recreation Room.

D. LAUNDRY ROOMS AND STORAGE FACILITIES RULES

1. Laundry room hours are from 8:00 a.m. to 8:00 p.m.
2. Each unit owner shall be assigned ONE storage unit. Storage spaces shall be apportioned among the units such that each unit shall have the same storage space (in volume and configuration).
3. All personal property placed in the storage areas or on other common areas shall be at the sole risk of the property Owner. The Association will not be liable for the loss, destruction, theft or damage to any property
4. Storage room: Do not store unsafe materials. No articles will be stored, whether in individual units or in the storage area, that will create a fire hazard, be in violation of the public laws and regulations, or increase insurance rates of the building. The Association assumes no legal responsibility whatsoever for the care, damage or loss of any property, whether in a unit, or in storage cubicles.
5. The cleanliness of the storage room will be the responsibility of the people assigned to that particular room.
6. There shall be no smoking in the laundry rooms or storage rooms.

E. RECREATION ROOM RULES

1. These facilities are for your enjoyment and comfort and it is expected that all furniture and equipment be used with the utmost care and discretion.
2. In the interest of cleanliness, appearance and preservation, no one will use interior furniture in bathing attire or when suntan oils or creams are used. Under no circumstances shall the Recreation Room be used as a dressing room when using the pool.
3. The Recreation Room shall be closed at 11:30 p.m., unless authorized by the Board of Directors.
4. Recreation Room may be used only for private parties when requested in writing to the Association's Secretary/Property Management Company at least five days in advance of reservation. The owner or lessee making the reservation will be held responsible for any damage to the building and/or equipment and is also required to clean up after the affair. Reservations will not be given for less than eight persons or more than forty persons. All reservations must be approved by the Board of Directors.

III. NOISE

1. In order to assure everyone's comfort, radios, television, musical instruments, etc. must be kept at a minimum volume, especially between the hours of 11:00 p.m. - 9:00 a.m. All other unnecessary noises shall also be avoided at all times.

IV. 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.

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V. GUESTS/OCCUPANCY

1. Owner or lessee shall NOT permit use of his apartment or any portion thereof for paying guests, or hotel or commercial purposes.
2. The use of apartments by guests of the owner or lessee, during the owner's or lessee's absence will necessitate the owner or lessee notifying the Board of Directors in writing at least one week prior to the intended arrival of the guests, giving their names, relationship & approximate length of stay. If 30 days or more, please see below.
3. 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 for a longer period of time 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).
4. All guests must abide by the same Rules and Regulations in effect for the owner or lessee who is responsible for his guests and the owner or lessee shall advise his guests that their stay can be terminated if any of the Rules and Regulations are violated.
5. No more than a maximum of 2 heartbeats per bedroom will be permitted to occupy the unit at any time.
6. Units shall be used for single family residences only.

VI. SOLICITATIONS

1. There shall be no soliciting by any person, persons or organizations anywhere in the building, for any cause, charity or any purpose whatsoever, except as authorized by the Board of Directors.

ASSESSMENT FOR RULE (S) VIOLATIONS

A unit owner may also be assessed the costs and legal fees incurred by the Association in taking corrective, protective, or preventive action as a result of his/her conduct or that of his/her Residents, or Visitors, in violation of the above Rules and Regulations and/or governances set forth in the Association's By-Laws.

The Board may also assess charges against any unit Owner for any violation of the Condominium Docs or these Rules and Regulations and may suspend the unit Owner's voting rights and right to use facilities for a period to be determined by the Association.

For any violation of its Rules and Regulations, the Association may recoup any monetary damages, and/or levy rules violation charges, and/or suspend rights to vote and/or to use recreation facilities, parking facilities, or other services. The Association may also initiate legal action to recover any sums due and/or for injunctive relief, or for any other remedy available in law or equity.

Except as otherwise provided herein, and up to the maximum allowed by law (over time), the following charges may be assessed for violations of the Association's Rules & Regulations (upon findings of the Association, through its Board of Directors, & Edgewood Greens Condominium "B" depending on the nature and extent of the Rule violation):

- I. For each offense of a "singular nature" - up to \$50.00 or the maximum allowed by law, (whichever is greater).
- II. For an offense of a "continuing nature", up to \$10.00/day, not to exceed 90 days or such other amount allowed by law.

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed

Applicant's Signature indicating acknowledgement

Date

EDGEWOOD GREENS CONDOMINIUM "B"



- I/We, the applicant(s) for this condominium have read the rules and regulations, documents, By-Laws, Covenants, etc. for Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B' 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 Edgewood Greens Condominium 'B'. 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

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

Name _____ Address _____

City and State _____ Zip _____ Phone (____) _____