



PLEASE READ BEFORE PROCEEDING

Special Note

RENTAL POLICY:

Rental of unit is strictly prohibited during the first year of ownership. Once first year of ownership is complete, rentals are permitted for 12 months only, every three years. *(FOR EXAMPLE: Purchased unit August 2015. Unit cannot be rented until August 2016. The rental agreement must be a 12 month agreement only. Once lease is completed August 2017, the unit cannot be rented until August 2020).*

PROCESSING TIME:

It may take up to 30 days to process your application. For international applicants, additional fees and time will be required. This information must be submitted to: ANGEL PROPERTY MANAGEMENT & REAL ESTATE, LLC. 6635 WEST COMMERCIAL BLVD., SUITE 200, TAMARAC, FL 33319. **The application must be completed in its entirety BEFORE submitting to our office. DO NOT LEAVE ANY BLANKS. If any item is left blank, it will delay the processing of your application. The clock starts once the COMPLETE package has been received in its entirety.**

If you have any questions regarding this matter, please do not hesitate to contact our office. Please use the checklist attached to ensure that you submit a completed application.

Please use the checklist attached to ensure that you submit a completed application.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED & MAY BE RETURNED

The application must be completed in its entirety BEFORE submitting to our office. DO NOT LEAVE ANY BLANKS. If any item is left blank, it will delay the processing of your application. The clock starts once the FULLY COMPLETE package has been received in its entirety.

**IF YOU WOULD LIKE A STATUS UPDATE: Send your request to: info@angelpm.com
Include your name, the address and the community in which you are applying for.
Status updates will not be given over the phone.**



APPLICATION CHECKLIST

*****Please complete and include this checklist with application and appropriate fees*****

PROPERTY ADDRESS APPLYING FOR: _____

Applicant Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Best Number to Contact: _____

Email Address: _____

- I. **Application Packet Form Checklist** – Each person (18 years or older) occupying the property must complete an individual application (even if married). Request/Make additional copies if necessary.
 - Application Checklist
 - Disclosure and Authorization Agreement Regarding Consumer Reports
 - Application COMPLETED IN FULL
 - Background Check Authorization
 - Pet Policy
 - Additional Acknowledgement
 - Association Rules & Regulations
- II. **Additional Information Checklist** – All Documentation MUST be Current, Clear & Legible
 - 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.
 - Vehicle Registration and Insurance – for each vehicle that will be parked in the parking lot
 - 2 consecutive and recent months of proof of Income OR most recent Tax Return
 - 3 months of bank statements, if not employed
 - Letter of reference from previous landlord (if applicable)
 - Interview is required for ALL applicants.
 - Application Fee – (\$100.00) per individual occupant 18 years old or older or per married couple (if married, MUST submit copy of marriage certificate, if last names are different). ONLY Cash, Cashier’s Check, or Money Orders are accepted (NO PERSONAL OR BUSINESS CHECKS). Must be payable to: Angel Property Management. ALL APP FEES ARE NON-REFUNDABLE.

IF YOU WOULD LIKE A STATUS UPDATE: Please send your request to: info@angelpm.com
Status updates will not be given over the phone.

OFFICE USE ONLY:

Date Application Received in FULL: _____ Fee Received: _____ Accepted By: _____

Application Given to Screening Committee on: _____ Interview Conducted on: _____

Approved on: _____ Denied on: _____

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



DISCLOSURE AND ACKNOWLEDGEMENT

A consumer report and/or investigative consumer report including information concerning your 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 your application for new and/or continued residence. **Such consumer report and/or an investigative consumer report may be obtained at any time during the application process or during your residence.** Upon timely written request of the management, the name, address, and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you.

It may take up to 30 days to process your application. For international applicants, additional fees and time will be required.

When an application is received by the Association, and all required forms and documentation have been met, the Association will consider that application as complete. Only once completed application is submitted will the processing of the application commence. During the processing of the application there will be NO verbal communication between the office staff, buyer, seller, tenants, landlords, or their respective real estate agents. It is the responsibility of the applicant to submit their application complete and in a timely manner in order to accommodate expected occupancy and/or closing dates.

Applicant hereby represents that the information set forth on this application is true and complete. Material misrepresentations on the Application will constitute fraud and will result in an automatic denial of your application and/or approval. If misrepresentations or fraud is discovered after approval has been given, then the approval will be rescinded and automatically be null & void.

Applicant also acknowledges that the application fee will not be applied to any deposit amount of any kind. In the event this applicant is approved or disapproved, this sum will be retained by Management to cover the cost of processing this application as furnished by applicant.

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed

Applicant's Signature indicating your acknowledgement

Date

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



AUTHORIZATION TO PERFORM BACKGROUND CHECK

AUTHORIZATION TO RELEASE CRIMINAL HISTORY INFORMATION REPORTS, DRUG OFFENSE, VIOLENCE REPORTS, CREDIT BUREAU REPORTS, AND/OR MOTOR VEHICLE REPORTS, I ACKNOWLEDGE I MAY BE SUBJECT TO A “CONSUMER REPORT” and/or AN “INVESTIGATIVE CONSUMER REPORT” *(which may include information about my character, general reputation, personal characteristics, and/or mode of living, and which can involve personal interviews with sources such as neighbors, friends and associates.)*

I hereby authorize **ANGEL PROPERTY MANAGEMENT & REAL ESTATE, LLC.**, as agent **MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.** (herein the “Association”), to make inquiries to MAF Background Screening (“MAFBS”), a consumer reporting agency, and any other information deemed necessary by the Association, for the purpose of the Association evaluating my application. I understand that such information may include but is not limited to my credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, banking information and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension or collection with respect to or in connection with the rental, lease or purchase of a residence for which this application was made. I hereby expressly release ANGEL PROPERTY MANAGEMENT AND REAL ESTATE, LLC. And any procurer or furnisher of information, from any liability what-so-ever in the use, procurement or furnishings of such information and understand that my application information, including Social Security Number, shall remain confidential except through court order or subpoena as provided under relevant law.

I also agree that a fax or photocopy of this authorization with my signature or electronic signature be accepted with the same authority as the original. I also agree that this information may be viewed by any **ANGEL PROPERTY MANAGEMENT & REAL ESTATE, LLC.**, employee or any current Board of Director with **MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.**

Full Name of Applicant *(please print)*: _____

Current Address: _____

City: _____ State: _____ Zip Code: _____

Date of Birth: _____ S-S-N: _____

Applicant Signature: _____ Date: _____

CERTIFICATION:

Angel Property Management and Real Estate, LLC., hereby certifies to 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

ADDITIONAL ACKNOWLEDGEMENTS

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



Property Address _____

#1 - Please thoroughly read the below information, check one of the boxes, & sign/date.

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 the above statement, I understand that I must provide a detailed explanation ALL of the circumstances which prevent me from certifying the above statement with this application. If more space is needed, please provide a separate letter.

APPLICANT SIGNATURE: _____ DATE: _____

#2 - Please thoroughly read the below information, check one of the boxes, & sign/date.

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 the above statement, I understand that I must provide a detailed explanation ALL of the circumstances which prevent me from certifying the above statement with this application. If the below area isn't enough space, please provide a separate letter/documentation.

APPLICANT SIGNATURE: _____ DATE: _____

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



APPLICATION FORM

PROPERTY STREET ADDRESS: _____ UNIT #: _____

Applicant Information

Name: _____ Email: _____
Home Phone: _____ Cell Phone: _____
Present Residence Address: _____ City: _____
State: _____ Zip code: _____ How long: _____
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: _____

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



Vehicle Information (1)

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

Vehicle Information (2)

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

PERSONAL REFERENCES

Please provide 2 personal references that can attest to your character. NO FAMILY MEMBERS PLEASE

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: _____

CURRENT EMPLOYER

Company: _____ Phone: _____

Supervisor Name: _____ Street Address: _____

City: _____ State: _____ Zip code: _____

REFERENCE (2)

Name: _____ Phone: _____

Street Address: _____

City: _____ State: _____ Zip code: _____

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



Occupancy

The Rules and Regulations of Meadowbrook Condominium Apartments Building #1, Inc. provide an obligation of unit owners that ALL units in Meadowbrook 1 Condominium be used for **single family residence only**. Please state the name and relationship of all persons (self-included) who will be occupying the unit. Please note: No more than 2 heartbeats per bedroom are allowed.

NAME	RELATIONSHIP TO APPLICANT	DATE OF BIRTH

Select the option that most applies to you. I am purchasing/leasing this property with the intention to:

- reside as owner(s) here on a full-time basis as my/our **primary residence**;
- reside as owner(s) here on a part-time basis as my/our 2nd home / vacation property;
for the period beginning on _____ and ending on _____
- lease/rent the unit - someone else other than the applicant will be living in the unit (without the applicant);
for the period beginning on _____ and ending on _____ (investment property)

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. In addition, by signing below, applicant is certifying that all of the information provided in this application is complete, true, and correct.

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed

Applicant's Signature indicating your acknowledgement

Date

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



PET POLICY

I, _____ do hereby acknowledge and understand that I have been informed of the pet policy for Meadowbrook 1 Condominiums, and I assume full liability and responsibility for any fees levied by the association due to myself, another occupant or guest of my unit not complying with the rules and regulations of the pet policy as recorded in the Meadowbrook 1 Condominiums documentation.

- *NOT PETS ALLOWED*

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Applicant's Name Printed

Applicant's Signature indicating your acknowledgement

Date

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



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 Condominium of Meadowbrook Condominium Apartments Building 1, Inc., 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/lease my/our private apartment, unit # _____, located in Meadowbrook Condominium Apartments Building 1, Inc.

An examination of the apartment 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 examination, and refusal to purchase/lease, I/we will then proceed to process the paperwork necessary to sell/rent the unit.

READ, ACKNOWLEDGED, AGREED, AND AUTHORIZED

Current Owner's Name Printed

Current Owner's Signature

Date

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



MAILING ADDRESS FOR NOTICE OF ACCEPTANCE OR REJECTION OF THE APPLICATION

Applicant Name _____ Address _____

City _____ State _____ Zip _____ Phone (____) _____

Select the option that most applies to you. I am purchasing/leasing this property with the intention to:

- reside as owner(s) here on a full-time basis as my/our **primary residence**;
- reside as owner(s) here on a part-time basis as my/our 2nd home / vacation property;
for the period beginning on _____ and ending on _____
- lease/rent the unit - someone else other than the applicant will be living in the unit (without the applicant);
for the period beginning on _____ and ending on _____ (investment property)

Upon closing, if this application is accepted, I/we will provide a copy of the closing statement and a copy of the recorded deed within ten days. I, _____, (the applicant) for this condominium have read the rules and regulations for Meadowbrook 1 Condominiums and agree to abide by the declaration of Meadowbrook 1 Condominiums., the articles of incorporation, bylaws and any and all other property promulgated rules and regulations and amendments in effect within the terms of my/our occupancy/ownership. I understand that if I fail to abide by the rules and regulations, than I and all persons residing in the unit, are subject to non-renewal of the lease, eviction, fines and other remedies available to the association, including but not limited to towing of vehicles, as applicable. I also understand that I will be responsible for all attorney fees and court costs incurred in the enforcement of the rules and regulations for Meadowbrook 1 Condominiums. I also authorize the association and or its representatives to perform a background investigation and credit checks of the occupants and applicants listed in this application.

The prospective purchaser or lessee will be advised by the association within a 10 day period from the date of interview, of either acceptance or rejection of this application.

READ, ACKNOWLEDGED, AND AUTHORIZED

- I Accept
- I do NOT Accept

Applicant's Name Printed

Applicant's Signature

Date



RULES AND REGULATIONS (By-Laws extracted)

General

1. Units are to be used for residential, single family occupancy only and limited as follows:
 - Unit size Maximum Number of Occupants:
 - One (1) Bedroom Three (3) Persons
 - Two (2) Bedroom Five (5) Persons
2. Guests (including members of the approved owner's or lessee's family) are permitted subject to the limitations contained in these Rules & Regulations including but not limited to the limits noted in Paragraph A above.
3. Request for approval for guests must be provided at least 10 days in advance. Overnight guests who reside more than fourteen (14) consecutive days in one calendar year in the absence of the Approved Occupants are considered to be Lessee's and subject to the provisions of the Declarations of Condominium and the Rules & Regulations applicable to lessee's. Guest who do not comply with the provisions may be treated as "transient occupants" by the Board of Directors and Removed from the premises according to the Laws of the State of Florida (Chapter 83 and 718 of Florida Statutes).

Occupancy

4. Article XII Declaration of Condominium states: No occupancy in the absence of the unit owners is permitted without prior approval of the Board.

Restrictions

5. A unit Owner may no rent during the first year of ownership. If the unit is rented/lease after the first year of ownership, the period of lease will not be less than three months and no more than one year. A unit owner may only rent once (1) a three (3) year period.
6. No pets are allowed on the property of Meadowbrook Condominium Building.

Maintenance Fees

7. Condominium maintenance fees are due on the first day of each month. Any payment after midnight or tenth 10th day of each month shall be delinquent and subject to penalties.

Parking Rules

8. One (1) parking space is assigned for each unit and identified.
9. Guests are to park at guest parking only and have Guest Tag visible inside the car.
10. No boats, RVs trailers or inoperative vehicles are allowed on condominium property.
11. Parking spaces are for unit owners or approved occupants only one per unit.
12. Washing of vehicles cannot be done on the condominium premises.
13. No vehicle repairs/maintenance are permitted on property except for flat tire changes or topping off fluids.
14. Any vehicle illegally or improperly parked on the condominium property may be towed at owner's expense.

House Rules

15. Sidewalks, catwalks, entrances, elevator, corridors are for the purpose of entrance and exit to and from the units. They are not to be obstructed by any means.
16. The right of the owners to make an addition, change or alteration to the exterior of any portion of the building,

MEADOWBROOK CONDOMINIUM APARTMENTS BUILDING # 1, INC.



including balconies appurtenant to any unit is subject to the provisions of Declaration of Condominium.

17. No occupant or guest is to play music, instruments, radio, television, etc., between 10:00 pm to 8:00 am. Music or any type of noise is to be kept inside the unit's walls.
18. Construction inside the unit can be done on weekdays from 9:00 am to 6:30pm only and not on weekends.
19. All Contractors hired by unit owners to remodel or repair units must hold a valid Florida contractor license.
20. All construction debris must be disposed by contractors and taken outside the condominium premises. Owners will be responsible for damage or debris left by their contractors.
21. All garbage is to be deposited in trash bags at in the trash chute. Any other large item (furniture, TV's, renovation debris, large boxes, carpets, toys, etc. must be disposed outside of the condominium.) These items cannot be placed in the trash room or storage area.
22. Cooking is not permitted on the condominium balcony or terrace of any unit.
23. No hanging or drying of clothes, rugs or any other item is allowed on catwalks, windows or terraces.
24. All doors leading from the units to the common elements are to close at all times except when used to enter and exit.
25. No holding of elevator door is allowed since it damages the operation of it.
26. No dripping bathing suits allowed around the elevator area to avoid slip and fall accidents.
27. Bin/storage rooms are for storage inside the unit spaces only/ NO storage in common areas.
28. Cat-walks are not work areas. (No cutting or other work is allowed out of the unit).
29. Laundry room hours are between 7:00 am to 10:00 pm. Machines are for the unit owners and approved occupants only. Clean dryers filters and laundry area after each used.

The Association may levy fines against a unit for failure of the unit owner, occupant or guest, to comply with the provisions of the Declaration, By-Laws or the Rules of the Association; pursuant ss. 703.303 of Chapter 718 of Florida Statutes.

Applicant's Name Printed

Applicant's Signature

Date