

LAS VERDES TOWNHOMES ASSOCIATION

15757 Pines Blvd. S-396
Pembroke Pines, FL 33027
(954) 905-7193
mail@lasverdestownhomes.com

Dear Applicant,

Enclosed please find an application for approval of Buyers/Tenants.

In order to process your application, the attached forms and requirements must be fully completed and signed by the prospective Buyers/Tenants. Completed forms are to be returned to us via mail along with the following:

- A copy of Purchase Contract or Lease Agreement executed by all parties.
- A non-refundable screening and background check fee in the amount of \$100. for every adult (over the age of 18). MONEY ORDERS OR CASHIER'S CHECKS ONLY payable to Las Verdes Townhomes Association.
- Copy of Government Identification Card (of all applicants)

Prior to occupancy, the Association must approve the prospect Buyers/Tenants. Therefore, you must allow 30 days after receipt of the COMPLETED application in our office for Board approval. We do not process incomplete applications.

Under no circumstances shall the prospective Buyers/Tenants move into a unit until written approval by the Board has been obtained.

Thank you for your cooperation and interest in our community. If you have any question feel free to contact our office.

Sincerely,

Board of Directors
LAS VERDES TOWNHOMES ASSOCIATION

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Omissions, inaccuracies, falsifications, and/or information supplied by the applicant on Las Verdes Townhomes Association application for residency or occupancy that **can not be** or **is not confirmed** during the background check may be cause for denial of ownership or occupancy without recourse.

Incomplete applications will NOT be processed.

This cover sheet must be signed and notarized by the prospective purchaser(s) or renter(s) and returned with the screening package. In the event the cover sheet is not returned, processing of the application will not commence.

Unit Address: _____

Signature: _____

Signature: _____

State of _____

County of _____

Sworn to (or affirmed) and subscribed before me by this _____ day of _____

_____, 20 _____ by _____

_____, who is personally known

or produced _____ as identification.

Notary Signature : _____

(Seal)

Notary Print Name: _____

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I (we)_____ understand
that Las Verdes Townhomes will only allow two (2) cars on the property
pertaining to my unit.

I understand that if a car that belongs to my unit (being a guest o family
member) is parked on the grass and/or sidewalks, and/or in the guest parking
spaces and/or on the road overnight will be towed at once at the owner's
expenses.

Unit address: _____

Signature(s): _____

Date: _____

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RULES AND REGULATIONS

I(we) _____ have
read, acknowledged and understand the rules and regulations with Las Verdes
Townhomes, and I(we) agree to abide by these rules and regulations with the
understanding that it is for the health, safety and welfare of the owners
and/or residents.

Applicant(s) Signature: _____

Applicant(s) Signature: _____

Date: _____

PROPERTY ADDRESS: _____

NOTE: Complete all questions and fill in all blanks. If any question is not answered or left blank, this application may be returned, not processed and not approved. Print legibly or type all information.

APPLICATION FOR OCCUPANCY

Note: All telephone #'s for references must be able to be reached between 9-5 PM.

Apt. No. _____

Bldg. No. _____

Purchase _____

or Lease _____

How Long _____

Condo/Apt. Name _____

Date _____ 20 _____

Desired Date of Occupancy _____

Name _____

Date of Birth _____

Soc Sec # _____

Spouse _____

Date of Birth _____

Soc Sec # _____

() Sgl. () Married () Sep. _____ () Div. _____

Maiden name _____

No. of people who will occupy: Adults (over age 18) _____

Names & ages of children who will occupy: _____

Description of pets _____

In case of emergency, notify: _____

NAME

ADDRESS

PHONE

PLEASE PRINT:

PART I – RESIDENCE HISTORY

A. Present Address _____

Phone _____

(Include your apartment, city and state)

Apt. or Condo Name _____

Dates of Residency From : _____ To: _____

Name of Landlord or Mortgagee _____

Phone _____

Address _____

Mtg. No. _____

B. Previous Address _____

Your Apt. No. _____

Apt. or Condo Name _____

Dates of Residency From : _____ To: _____

Name of Landlord Mortgagee _____

Phone _____

Address _____

Mtg. No. _____

C. Previous Address _____

Your Apt. No. _____

Apt. or Condo Name _____

Dates of Residency From: _____ To: _____

Name of Landlord Mortgagee _____

Phone _____

Address _____

Mtg. No. _____

Part II – EMPLOYMENT & BANK REFERENCES

(PLEASE PRINT)

A. Employed by _____

Phone _____

How Long _____

Dept. or Position _____

Approx. Mo. Income _____

Address _____

B. Spouse's Employment _____

Phone _____

How Long _____

Dept. or Position _____

Approx. Mo. Income _____

Address _____

C. Bank Reference _____

Phone _____

How Long _____

Checking Account No. _____

Address _____

PART III – CHARACTER REFERENCES (NO FAMILY MEMBERS)

1. _____

Res. Phone _____

Ofc. Phone _____

Address _____

2. _____

Res. Phone _____

Ofc. Phone _____

Address _____

3. _____

Res. Phone _____

Ofc. Phone _____

Address _____

NUMBER OF CARS (Inc. Co Cars) _____

Driver's Lic. No. _____

State _____

MAKE _____

Type _____

Year _____

License Plate NO. _____

MAKE _____

Type _____

Year _____

License Plate NO. _____

If this application is NOT legible or is not completely and accurately filled out, _____ (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association or their agent _____ may investigate the information supplied by the applicant, and a full disclosure of pertinent facts may be made to the Association. This investigation may be made of the applicant's character, general disposition, personal characteristics and mode of living as applicable. The Association may also require a credit report through a credit reporting agency.

Signature _____

Signature _____

APPLICANT

APPLICANT'S SPOUSE

Telephone: _____

Telephone: _____

Email: _____

Email: _____



REQUEST AUTHORIZATION FORM

TenantReports.com
INSTANT TENANT SCREENING SERVICES

~~For quickest results: Order & View Reports Online 24/7/365 @ TenantReports.com~~
~~Toll Free Phone Support 855-244-2400 / Fax 855-244-2401~~
~~M-F 9am to 5pm EST & Sat 11am to 5pm~~
~~Email support at: info@TenantReports.com~~

Applicant Information and Signature Release

PRINT CLEARLY - *All fields are **REQUIRED**

(Note: Tenant requests are per applicant and not filed jointly per bureau compliance)

*Applicant Full Name: _____
First Middle Last

*SSN#: _____ - _____ - _____ *DOB: ____/____/____

*Address: _____ APT # _____

*City: _____ *State: _____ *Zip: _____

Former Address (if **NOT** at present address for 2 years):

*Address: _____ *APT # _____

*City: _____ *State: _____ *Zip: _____

*Monthly Income: _____ N/A

*Proposed Monthly Rent: _____ N/A

Driver's License # (if requesting Driver's License History Report):

I authorize the named below to obtain a credit report, criminal report, and or eviction check, on me, through **TenantReports.com** for tenant screening purposes.

*Applicant Signature: _____ Date: ____/____/20____

**To Be Completed By TenantReports.com
Client (Requestor) ONLY:**

*Client ID # _____

*Requested by _____
First Last

*Phone # _____

*Reply Fax # _____

* Required Fields

Please "X" Requested Service(s) ☒ :

Statewide Bundle..... ☐

Nationwide Bundle..... ☐

Background Bundle (No Credit Data)... ☐

All Bundles include: Eviction record, criminal record, 50 state sex offender search, SSN# verification and address history. TransUnion credit report w/score or Tenant Score Card also included (except Background Bundle). Call for credit report details- viewing/printing detailed reports available with approved onsite office inspection.

Credit Reports w/score

TransUnion Credit Report..... ☐

Experian Credit Report..... ☐

Equifax Credit Report..... ☐

*Tenant Score Card..... ☐

*Pass /Fail Based on credit report findings and risk threshold established in Tenant Score Card set-up ☐

Pre-Employment Credit Report..... ☐

Canadian Report..... ☐

Business Credit Report..... ☐

(EIN#) _____

Criminal Background

Statewide Criminal Check..... ☐

Nationwide Criminal Check..... ☐

County Criminal Check..... ☐

(Specify County) _____

Global Criminal Check..... ☐

Federal Criminal Record..... ☐

(Specify Jurisdiction) _____

Eviction Reports

Statewide Eviction..... ☐

Nationwide Eviction..... ☐

Other Checks

SSN# Verification..... ☐

Prev. Landlord Verification..... ☐

Employment Verification..... ☐

Driver's License History..... ☐

PeopleFinder Service..... ☐

Las Verdes Rules To Remember!

Backyard/Courtyard Maintenance

Homeowners are required to keep their backyards and courtyards in good, clean, attractive condition. Grass, shrubs and hedges are to be routinely cut or trimmed. Patios and courtyards/backyard walls are to be kept free of mildew or dirt. All rubber hoses and carts should be removed from the front of the building.

Dog Walking

Las Verdes, Grand Palms, and Broward County requires homeowners to clean up after their dog. Dogs must be kept on a leash when outside your home. Please do not leave dogs unattended on back patios as their barking disturbs neighbors.

Exterior Changes

Prior approval from both Las Verdes and the Grand Palms homeowners Association is required for changes to the exterior of your home. Contact the Management for an Architectural Modification Request form.

Parking

Over-night street parking is not permitted. "Guest" parking is for guests, not for homeowner's vehicles. Commercial vehicles are not permitted. Cars parked in driveways must have a valid tag. Car repairs must be carried out wholly within a garage. "Stored" vehicles must be kept in a garage. Please try not to block the sidewalks when parking. Cars in violation will be towed.

Sale or Rental

Prior Association approval is required for all rentals and transfers of title (sales). The applicant must go through the screening process. There is a charge for this application; you may call the Management Company for package and fee amounts. An abridged copy of the Association's rules is reviewed with the applicant and a question and answer secession is provided.

Trash

Trash may be placed out for pick-up after 6pm the day prior to collection. Trash cans must be removed from the street the day of collection.

Violator's of the Rules and Regulations will have to appear before the Board and could be fined \$100.00 per incident up to \$1,000.00 per Florida State Statute.

These are some of the most frequently referred to rules and regulations. The complete rules and regulations can be found in the Las Verdes documents you received when you purchased your home.

Las Verdes Townhomes Association of Grand Palms, Inc.

Las Verdes Townhomes Association consists of 65 privately owned townhomes, a five (5) space parking area and mailboxes located midway on 158 way and two (2) space parking area at the southwest end of 158 Terrace for guest parking. A common area recreational facility with swimming pool is shared with Las Verdes Condominium Association to our immediate North.

Las Verdes Townhomes Association (hereafter referred to as the Association), is a Homeowners Association and is not governed by Florida Statutes, chapter 718 (Condominium Act). Instead this Association is governed exclusively by Chapter 617 (Florida Not-for-Profit Corporation Act) and it's Homeowner Association (HOA) documents.

The Association is governed by its Declarations, articles and Bylaws and is subject of the Master Declarations for Grand Palms recorded in the Official Record Box 16368, Page 732 of the Public Records of Broward County, Florida.

It is acknowledged that the Master Declaration of Grand Palms contains various maintenance and use restrictions which must be complied with by the Association and by Unit Owners, their guests and/or tenants.

The affairs of the Association are managed by a Board of Directors (hereafter referred to as the Board) consisting of a President, Vice-president and Secretary/Treasurer, all of whom serve without compensation.

President – The chief executive officer of the Association and has all powers and duties usually vested in the office of President of an Association or Corporation.

Vice-President – In the absence of the President, exercises the powers and performs the duties of the President.

Secretary/Treasurer – Prepares and keeps minutes of all proceedings of the Directors and Members.

The Board has retained Best Way Property Management & Consulting Co. Inc. 14853 NE 20th Ave, North Miami FL 33181 to administrate the Association's affairs through the Board.

The following is a synopsis of the Use and Restrictions of the Property by Unit Owners, guests and/or tenants.

1. GARAGES

The garage was originally intended for the parking of a passenger vehicle.

A) all garage doors shall remain closed when not in use.

B) A garage may not be converted, ie. Partitioned off, into a living space or store room.

2. ARCHITECTURAL CONTROL FOR EXTERIOR CHANGES

No Owner shall make any improvement or changes, nor apply for any governmental approval or building or other permits for any improvement or changes, without the prior written approval of the Board. (Declarations 6.21 through 6.24)

3. OUTSIDE STORAGE OF PERSONAL PROPERTY

Personal property of any resident shall be kept inside the walled-in yard of resident's unit. Patio furniture and accessories or other personal property commonly kept outside must be placed in the rear of the lot; all property shall be in good condition and with a neat appearance.

4. PORTABLE BUILDINGS

No portable storage, temporary or accessory buildings, sheds or structures, or tents shall be erected, constructed or located upon any Lot for storage or otherwise, **without the prior written consent of the Board.**

5. CLOTHES-LINES AND OUTSIDE CLOTHES DRYING

No clothes-lines or clothes-poles shall be erected, and no outside clothes-drying is permitted.

Exception - Where such activity is advised or mandated by governmental authorities for energy conservation purposes, in which event the Board shall have the right to approve the portions of any Lot used for outdoor clothes-drying purposes and the types of devices to be employed in this regard. **The Board's approval must be in writing.**

6. OUTSIDE ANTENNAS AND FLAG POLES

No outside signal receiving or sending antennas, dishes or devices, or flag poles are permitted **without written consent of the Board.** The foregoing shall not prohibit any antenna or signal receiving dish owned by the Association.

7. SIGNS

No signs shall be placed in or upon any Unit or Lot which are visible from the exterior of the of the Unit, **without the prior written consent of the board.**

8. AIR CONDITIONING UNITS

Only central air conditioning units are permitted. Window, wall, or portable air conditioning units are not allowed.

9. GARBAGE AND TRASH

Each Owner or Resident shall regularly pick up all garbage, trash refuse or rubbish on the Owner's Lot. The Owner or resident shall not place or dump any garbage, trash, refuse, or other materials on any portions of the Property, including any Common Area, or any property contiguous to the Subject Property.

Garbage, trash, refuse, or rubbish shall be placed and kept in the front of the Lot for collection after 5:00 p.m. on the day before the scheduled collection day. Normal garbage and trash pickup days by the city are Monday and Thursday. Recycling pickup is on Thursday.

All garbage, trash, refuse, or rubbish must be placed in appropriate trash facilities or bags.

- a) Newspapers are placed in the provided green containers for recycling
- b) Plastics, aluminum, metal cans, and glass are placed in the provided blue containers.

All containers, dumpsters or garbage facilities must be removed on collection day, store inside a Unit or fenced-in area, screened from view, and kept in a clean and sanitary condition. **No noxious or offensive odors shall be permitted.**

10. WINDOW TREATMENTS

Window treatments shall consist of drapery, blinds, or decorative panels, or other tasteful window covering.

No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Unit or when permanent window treatments are being cleaned or repaired.

11. LANDSCAPING

No Owner shall install or maintain any landscaping on any portion of this Lot to be maintained by the Association, **without the prior written consent of the Board.**

12. VEHICLES AND BOATS

Only automobiles, vans constructed as a private passenger vehicles with permanent rear seats and side windows, small pick-up trucks commonly used as a private passenger vehicles, and other vehicles manufactured and used as private passenger vehicles, **may be parked within the Subject Property without the prior consent of the Board, unless kept within an enclosed garage.**

- 10 In particular and without limitation, **without the prior written consent of the Board**, no vehicle containing commercial lettering, signs or equipment and no truck, recreational vehicle, camper, trailer or vehicle other than a private passenger as specified above, and no boat may be parked or stored outside.

No overnight parking is permitted on any streets, lawns or areas other than parking spaces, driveways, and garages.

The Owner and residents of any Unit may **not** keep more than two (2) vehicles within the Subject Property on a permanent basis.

The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making delivery to or from, or while used in connection with providing services to, the Subject Property.³

All vehicles parked within the Subject Property must be in good condition and repair. No vehicle which does not contain a current license plate or which cannot operate under its own power shall be parked within the Subject Property outside of an enclosed garage for more than twenty four (24) hours. No major car repair of any vehicle shall be made on Subject Property.

No motorcycle, motorbike, moped, all-terrain vehicle, or other such vehicle is permitted to be operated within the Subject Property unless such vehicle is licensed for street use and equipped with appropriate noise-muffling equipment so that its operation does not create an annoyance to the residents of the Subject Property.

13. TERMITES

In the event it is determined that any Unit is infested with termites and it is necessary to tent the Unit, the Owner of any Unit that is attached to the infested Unit shall also permit the attached Unit to be tented. The expense of any such tenting shall be shared equally between the adjoining Unit Owners.

14. PETS

Except with the written consent of the Board, which may be granted or withheld at the sole discretion of the Board, only two (2) cats, two (2) dogs, or one (1) cat and one (1) dog are permitted in any Unit. If two (2) such pets are kept in any Unit, the combined weight of such pets shall not be greater than seventy (70) pounds; there will be no weight limitation if only one (1) such pet is kept in any Unit. In no event, no pitbull terriers are permitted without the consent of the Board.

In addition, fish, birds and other small animals are permitted, so long as they are not kept for commercial purposes, and are exclusively and continuously confined to cages, tanks or other similar enclosures.

No pet shall be kept outside of a Unit, or in a screened porch or patio, unless someone is present in the Unit.

Any pet must not be an unreasonable nuisance or annoyance to other residents of the Subject Property.

- a) No pet shall be permitted to go or stray on any other Lot without the permission of the Owner of the Lot.
- b) Any resident shall immediately pick up and remove any solid animal waste deposited by his pet on the Subject Property, except for designated pet-walk areas, if any.
- c) No commercial breeding of pets is permitted within the Subject Property.

The Board may require any pet to be immediately and permanently removed from the Subject Property due to a violation of any of the above restrictions.

15. OCCUPANCY

No Unit shall be permanently occupied by more than two (2) persons for each bedroom in the Unit. In addition, temporary guests are permitted so long as they do not create an unreasonable source of noise or annoyance to the other residents.

16. NUISANCES

No nuisances shall be permitted within the Subject Property. Any use or practice which is an unreasonable source of annoyance to the residents or which shall interfere with the peaceful possession and proper use of the Subject Property by its residents **shall not be permitted. All laws, zoning ordinances and regulations of all controlling governmental authorities shall be complied with at all times by the Owners.**

17. NO TRADE OR BUSINESS

No trade, business, profession, or commercial activity, or any other non-residential use, shall be conducted outside of the Unit, or in a manner such that customers or patients come to the Unit, or in a manner such that the non-residential use is otherwise apparent from the outside of the Unit, **without the consent of the board. The foregoing shall not prohibit an Owner from leasing his Unit.**

18. LEASES

All leases of a Unit must be in writing and subject to the Association's Declarations, Articles, and Bylaws. Copies of the lease must be delivered to the Board prior to occupancy by the tenant(s). No lease shall be for a period of less than six (6) months, **without the consent of the Board.** For purposes of this paragraph, the occupancy of any Unit by a third party in absence of the Unit Owner where such third party pays rent to the Unit Owner for such occupancy, shall be deemed a lease.

19. RESPONSIBILITY FOR OCCUPANTS, TENANTS, GUESTS AND INVITEES

To the extent otherwise provided by law, each Owner shall be responsible for the acts and omissions, whether negligent or willful, of any person residing in his Unit, and for all guests and invitees of the Owner or any such resident.

In the event the acts or omissions of any of the foregoing shall result in any damage to the Common Areas, or any liability to the Association, the Owner shall be assessed for same as in the case of any other Assessment, limited where applicable to the extent that the expense or liability is not met by the proceeds of insurance carried by the Association.

Any violation of any of the provisions of the Declarations of the Articles or Bylaws by any resident shall also be deemed a violation by the Owner, and shall subject the Owner to the same liability as if such violation was that of the Owner.

20. RIGHT TO EVICT OCCUPANTS, TENANTS, GUESTS AND INVITEES

The following information does not apply to an Owner and the members of his immediate family permanently residing with him in his Unit.

The Association shall give written notice to immediately leave the Subject Property to any tenant, occupant, guest or invitee who materially violates any provision of the Declarations, Articles or Bylaws. In addition, the notice will apply to a tenant or person who creates a nuisance, an unreasonable and/or continuous source of annoyance to the residents, or wilfully damages or destroys common areas or personal property of the Association.

If such person refuses to leave, the Association is authorized to commence an action to evict such tenant or compel the person to leave the Subject Property, and where necessary, to enjoin such person from returning. The expense of such action, including attorney's fees, may be assessed against the applicable Owner, and the Association may collect such Assessment and have a lien for same as elsewhere provided. The foregoing shall be in addition to any other remedy of the Association.

21. RULES AND REGULATIONS

All Unit Owners shall comply with reasonable rules and regulations concerning the use, maintenance and appearance of the Units and the use of the Common Areas, as may be adopted and amended from time to time by the Association, provided same does not conflict with the Declarations.