

PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION # 6, INC

C/O M&M Property Management LLC * 1280 SW 36th Ave #305 * Pompano Beach, FL 33069

- Phone: (954) 582-4400 * <http://www.palmaire6.com>

APPLICATION FOR PURCHASE, TRANSFER OR LEASE

Files are only reviewed by the Board of Directors on Tuesday's.

Interviews are only conducted on Tuesday's from 9AM – 11AM.

INSTRUCTIONS:

1. This application and the attached application for occupancy and authorization forms must be completed in detail by each proposed purchaser over the age of 18 years old, other than husband/wife or dependent child (which is considered one applicant).
2. A copy of the Purchase or Lease contract must be submitted.
3. All applicants must submit a copy of a valid government issued ID.
4. The Association has 30 days to complete processing from the date of receipt of the fully completed application including all fees and any supplemental information required. If a question is not answered adequately or left blank, this application may be returned, not processed and not approved.
5. The seller must provide the purchaser with a copy of all Condominium Documents, Amendments and Rules & Regulations; otherwise, you may obtain them from the management website for a fee.
6. All applicants must make themselves available for a personal interview prior to final Board of Directors approval. Occupancy prior to Board approval is prohibited.
7. Purchaser must notify the Association's management office after closing and supply a copy of the unrecorded Warranty Deed and Settlement Statement.

FEES REQUIRED:

All fees are to be made with money order or cashier's check, no exceptions.

1. \$100.00 non-refundable application fee must be attached to this application, payable to PACC 6 per person. \$100.00 per married couple, if you are married and your last names are different please provide a copy of your marriage license.

ACCEPTANCE OF PROCESSING FEE DOES NOT IN ANY WAY CONSTITUTE APPROVAL OF THIS TRANSACTION.

PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION # 6, INC

IMPORTANT INFORMATION:

ATTN UNIT OWNERS:

IT IS REQUIRED BY THE CITY OF POMPANO BEACH ALL UNITS IN ALL BUILDINGS MUST HAVE A BATTERY-OPERATED SMOKE DETECTOR IN ALL BEDROOMS OF YOUR UNIT.

OCCUPANCY RESTRICTIONS:

1. No pets are allowed at any time.
2. One bedroom units – no more than 2 occupants.
3. Two bedroom units – no more than 4 occupants.
4. Three bedroom units – no more than 6 occupants.
5. Leasing no less than 90 days
6. No leasing allowed within the First Year of ownership.
7. Minimum of 650 credit score required.

FOR BUYERS:

1. **Condo Buildings. 70, 72, 77, 78 and 78A require minimum of twenty percent (20%) down payment of the purchase price. 71, 73, 74, 75, 76 & 79 do not have a minimum down requirement.**
2. No Corporate ownership is permitted.
3. No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, recreational vehicles, motorcycles, mopeds, etc. permitted on the Condominium premises. (SUV's Permitted)
4. **Pest Control:** An annual exterminator service is provided by the Association. Exterminator service is also available by request and is included in the quarterly maintenance fee.
5. **Key Information:** If you are changing your locks, you must provide the Property Management Office with a set of the new keys. If you are not changing your locks, you should come by the Property Management Office after your closing to confirm the office has the correct keys to your unit.

M&M PROPERTY MANAGEMENT, LLC

1280 SW 36th Ave #305 Pompano Beach, FL 33069

Phone: (954) 582-4400

IMPORTANT!

ALL QUESTIONS MUST BE COMPLETELY ANSWERED.

**PLEASE PRINT LEGIBLY! IF APPLICATION IS REJECTED THERE WILL BE AN
ADDITIONAL FEE TO RESUBMIT!**

ASSOCIATION NAME: **PALMAIRE COUNTRY CLUB #6**

Lease (☐) Purchase (☐) Additional Occupant (☐)

APPLICATION FOR OCCUPANCY

Section 1 - APPLICANT INFORMATION

PRINT NAME

Name: _____ Date of Birth _____ SS# _____

Spouse: _____ Date of Birth _____ SS# _____

If you are not legally married, both persons must fill out a separate application and pay separate fees.

Unit No: _____ Bldg. No: _____ Address of the unit _____ ()

Single (☐) Married – Number of persons over 18, not on this application that will occupy _____

Name/ages of children who will occupy:

Have you ever plead nolo contendere, or been convicted of a felony? Yes (☐) No (☐)

Number of cars (to be parked on property) _____ Driver's License Number(s) _____

Make/Model/Year/Plate No./St.: _____

Make/Model/Year/Plate No./St.: _____

Section 2 - RESIDENCE HISTORY (Include city, state and zip)

A: Present Address: _____ City _____ State _____ Zip _____

Home Phone: _____ Resided from _____ to _____

(If renting) Landlord/Management Agent & Phone No. _____

Address: _____ City _____ State _____ Zip _____

(If owner)

Mortgage Co: _____ Loan No. _____ Phone No. _____

B: Previous Address: _____ City _____ State _____ Zip _____

Resided from _____ to _____

(If Renting) Landlord/Management Agent & Phone No: _____

(If Owner)

Mortgage Co: _____ Loan No. _____ Phone No. _____

Section 3 - CHARACTER REFERENCES

(NO FAMILY MEMBERS OR RELATIVES)

(ALL WORK PHONE'S A MUST)

1. Name _____ Home # () _____ City &
State _____ Office# () _____

2. Name _____ Home # () _____ City &
State _____ Office # () _____

3. Name _____ Home # () _____
City & State _____ Office # () _____

Section 4 - EMPLOYMENT & BANK REFERENCES

a. Employer _____ Length of time _____

Address _____ Supervisor _____

Phone # _____ Dept/Position _____ Approx. Mo. Income \$ _____

b. Spouse's Employer _____ Length of time _____ Address _____

Supervisor _____ Phone # _____

Dept/Position _____ Approx. Mo. Income \$ _____

c. Bank Reference _____ Phone _____ Address _____

How long? _____ Account No. _____ () Checking () Saving

If this application is not completed in its entirety, M&M Property Management LLC, and any parties or party considering renting or selling to the above-named applicant(s) will not be liable or responsible for inaccurate information gathered, in the background report, or any other report in regards to this application. It is also agreed to allow M&M Property Management LLC or any party they so name, to do a full background and/or financial check that M&M Property Management LLC feels necessary to complete the screening, or any other process. It is also agreed by the applicant that M&M Property Management LLC will not be held liable for any inquiries into applicants' credit file and will not hold liable any parties that hired M&M Property Management LLC. It is also agreed that if for any reason the application is rejected, M&M Property Management LLC, or any other parties will not be held responsible. If applicant brings any parties to court, applicant will be held fully responsible for all attorney fees.

BY SIGNING THIS APPLICATION, YOU FULLY UNDERSTAND AND HAVE READ ALL THE ABOVE INFORMATION.

SIGNATURE _____ SIGNATURE _____

Applicant

Spouse

DATE: _____

M&M PROPERTY MANAGEMENT, LLC

1280 SW 36th Ave #305 Pompano Beach, FL 33069

Phone: (954) 582-4400

Please complete, date and sign the release authorization form below.

AUTHORIZATION TO RELEASE BANKING, CREDIT, RESIDENCE, EMPLOYMENT, AND CRIMINAL RECORDS (INCLUDING ARREST/POLICE RECORDS) INFORMATION.

I have named you as a reference on my application for residence and/or employment. You are hereby authorized to release and give to the below mentioned party(s) or their attorney or representative, all information they request concerning my banking, credit, residence, employment, and background with reference to my/our application for residence and/or employment.

DESIGNATED PARTY: M&M Property Management, LLC

I hereby waive all rights; privileges I may have with respect to said information in reference to its release to the above mentioned party(s). It is also agreed by signing this that I release M&M Property Management LLC from any liability damage, loss of work or anything else related to this background check. Photocopies of this authorization may be made to facilitate multiple inquiries. In the event you receive a photocopy of this authorization, it should be treated as an original and requested information should be released to facilitate my/our application.

Applicant Full Legal Name_____

Address_____

City_____State_____Zip_____

Applicant Full Legal Name_____

Address_____

City_____State_____Zip_____

Signature

Signature

Date:_____

Date:_____

M&M Property Management, LLC
1280 SW 36th Ave #305, Pompano
Beach, FL 33069 *
Office: 954-582-4400

Credit and/or Criminal Authorization Form

You are hereby authorized to release information to Todays Properties and M&M Property Management all information they request with regards to verification of my bank account(s), credit history, residential history, criminal record history, and employment verification and character references. This information is to be used for my/our Application for Occupancy.

I/We hereby waive any privileges I/we may have with respect to the said information about its release to the aforesaid party. Information obtained for this report is to be released to the Association for their exclusive use only. PLEASE INCLUDE A COPY OF DRIVER'S LICENSE and SOCIAL SECURITY CARD TO CONFIRM IDENTITY. If you do not have a Social Security Card, please include a copy of your Passport or current identification card.

I/We further state the Application for Occupancy and Authorization Form were signed.
by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper signature.

Applicant Signature: _____

Applicant Signature: _____

Print Name: _____

Print Name: _____

Social Security No: _____

Social Security No: _____

Date Of Birth: _____

Date Of Birth: _____

Current Address: _____

Current Address: _____

Date: _____

Date: _____

PURCHASE APPLICANTS ONLY:

PURCHASE AGREEMENT:

In making this application, I present to the Board of Directors the purpose of purchasing this unit at Palm-Aire Country Club Condominium Association No. 6, Inc. is as follows:

Permanent _____ Seasonal Residence _____ Investment for Rental _____
Other _____

1. I hereby agree for myself and on behalf of all persons who may use the unit which I seek to purchase that I will abide by all restrictions contained in the Governing Documents/By-Laws, Rules and Regulations, and restrictions which are or may in the future be imposed by the PALM AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION No. 6, INC.
2. **Initial:** _____ I have received a copy of all Condominium Documents:
3. **Initial:** _____ I have received a copy of the Condominium Rules & Regulations
4. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application. I understand that the Association has 30 days from the date of this application and any supplemental information required by the Association is received in which to approve or deny this application.
5. **Initial:** _____ I understand there is a restriction on pets, and I may not bring a pet, nor may any guest, visitor or tenant bring a pet into PALM AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION # 6, INC., nor acquire one, either temporarily or permanently after occupancy.
6. I understand I may not have guests or visitors for more than 14 days in a calendar year when I am not present.
7. I understand the acceptance for purchase of a unit at PALM AIRE COUNTRY CLUB ASSOCIATION # 6, INC. is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in the automatic disqualification of my application. **Occupancy prior to Board of Directors approval is strictly prohibited.**
8. I understand the Board of Directors of PALM AIRE COUNTRY CLUB ASSOCIATION # 6, INC. may cause to be instituted an investigation of my background, as the Board may deem necessary. Accordingly, I specially authorize the Board of Directors, Management and the investigative company to make such investigation, and agree that the information contained in the attached application may be used in such investigation, and that the Board of Directors, Officers and Management of PALM AIRE COUNTRY CLUB ASSOCIATION # 6, INC. itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors. In making the foregoing application, I am aware the decision of PALM AIRE COUNTRY CLUB ASSOCIATION # 6, INC will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

APPLICANT _____ APPLICANT _____

UNIT ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE _____

Date: _____

Change of Directory PACC# 6

Date: _____

Name: _____

Building No: _____

Unit No: _____

Phone No: _____

Email Address: _____

Please Select One:

New Owner _____ 1 Year Lease _____ Seasonal _____

Move in Date: _____

****Reminder****

24-hour notice required for elevator pads.

CHANGE NAME ON MAILBOX

BLDG. NO: _____ UNIT NO: _____ Name: _____

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Unit Owner Information Sheet

In case of an immediate need to contact you due to flood, fire, hurricanes, or other emergency purpose, please provide all information requested below and return this form *IMMEDIATELY* to the management office.

Residency Status:

Yearly: _____ Seasonal: _____
Building #: _____ Unit #: _____

Owner Names: _____
Renter Names: _____

Telephone #(s): (HOME) _____ (WORK) _____
(OTHER) _____

Vehicle Information:

VEHICLE 1

Year & Make: _____ Model: _____
Tag #: _____ State: _____

VEHICLE 2

Year & Make: _____ Model: _____
Tag #: _____ State: _____

____ I plan to change the locks and alarm code. I will supply a new set to the management office.

____ My locks will not be changed.

Do you have a unit watcher? YES ____ NO ____

If YES, Name _____ Telephone: _____

Who should be contacted in case of emergency?

Name: _____ Telephone: _____

NOTE: ALL INFORMATION IS STRICTLY CONFIDENTIAL FOR EMERGENCY PURPOSES ONLY. PLEASE ADVISE THE MANAGEMENT OFFICE IF ANY INFORMATION CHANGES. HELP US HELP YOU.

Date: _____