MAGNOLIA BAY CONDOMINIUM ASSN, INC.

c/o CMC Management Inc.
2950 Jog Road
Greenacres FL, 33467

APPLICATION PROCEDURES

The application must be filled out in its entirety.

The Association requires a minimum credit score of 650 and No criminal background.

Sale ☐ or Lease☐

Address: _____ Grandiflora Drive, Greenacres, FL

- ☐ Copy of Executed Sales Contract or Lease
- ☐ Copy of Driver's License(s)
- ☐ Copy of Vehicle Registration(s)
- ☐ Last (2) Paystubs for all applicants over 18 years old.
- ☐ $100 Application Fee check or money order, per person age 18 or older, or Married Couple. Make check payable to Magnolia Bay Condo Assn.
- ☐ $100 Processing Fee. Make check or money order payable to CMC Management
- ☐ MINIMUM 650 Credit score for all applicants over 18 years old.
- ☐ Separate WTC forms for each applicant age 18 or older.
- ☐ Separate application page for unmarried co-applicants.
- ☐ $40 check or money order for Community sticker and Bar code per vehicle check or money order made payable to Magnolia Bay
- ☐ Renter's insurance is required by the Condominium.

Interviews take place on the second Monday of the month.
Rush approval for rental is additional $100 payable to Magnolia Bay
Rush approval for purchase is additional $200 payable to Magnolia Bay

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Note to Owners

RENTALS WILL NOT BE APPROVED IF ASSOCIATION DUES ARE NOT CURRENT

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC.
UNMARRIED CO-APPLICANTS USE SEPARATE APPLICATION

Date____ _____ Phone ____ _____ Desired Date Of Occupancy_____ _____

Adress._____ _____ Purchase _____ OR Lease _____ _____

Name_____ _____SS # _____-_____-____ __ DOB_____/_____/_____
Last First MI Jr/Sr Prior

Spouse_____ _____SS #_____-_____-_____ _ DOB_____/_____/_____
Last First MI Jr/Sr. Prior

Other_____SS #_____-_____-_____ DOB_____/_____ /_____
Last First MI Jr/Sr. Prior

Occupants_____ _____SS #_____-_____-_____ DOB_____/_____ /_____

Military Status: Active? YES € NO € **SPOUSE Military Status: Active? YES € NO**

Present Address_____ _____
Street Apt # City State Zip Code

Present Landlord_____Phone (_____)_____

Length of Residence:_____ /_____ TO _____/_____ Monthly Rent $____ _____ #Pets_____Type_____Weight_____
Mo Yr. Mo. Yr.

Previous Landlord_____Phone(_____)_____

Length of Residence _____/_____ TO _____/_____ Monthly Rent $_____ ___
Mo. Yr. Mo. Yr.

Present Employer_____ _____ City & St._____ _____PH ( )_____

Position____ _____Dates Employed _____ /_____ TO _____/_____ Income $_____per_____
Mo. Yr. Mo. Yr.

Previous Employer_____ _____ City & St._____ _____PH (____)_____

Position____ _____Dates Employed ____ __/_____ TO _____/_____ Income $_____per _____
Mo. Yr. Mo. Yr.

Spouse Present Employer ____ _____ City & St_____ PH (_____)_____ _____

Position____ _____Dates Employed ____ __/_____ TO _____/_____ Income $_____per _____
Mo. Yr. Mo. Yr.

In Case of Emergency Notify_____ _____(_____)_____
Name Relationship Address Phone Number

Vehicle #1 _____ #2 _____
Year Make Model Tag # State Year Make Model Tag # State

Have You ever left owing money to an owner or landlord? Applicant: Yes _____ No _____ Spouse: Yes ____ _ No _____
Have you ever been arrested for a felony? Applicant: Yes ____ _ No _____ Spouse: Yes _____ No _____
Have you ever been convicted of a felony? Applicant: Yes ____ _ No _____ Spouse: Yes _____ No _____

If you have answered yes to any of the above questions, please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION: Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes verification of any and all information relating to residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management. **Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.** NON-REFUNDABLE APPLICATION FEE – Applicant(s) agree to pay $160 for a non-refundable application fee. No oral agreements have been made.

_____ _____ _____ _____
Applicant's Signature Date Spouse's Signature Date

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC.
C/o CENTURY MANAGEMENT CONSULTANTS, INC.
2950 JOG ROAD, GREENACRES, FL 33467
561-641-1016 PHONE ~ 561-641-9118 FAX
INFO@CMCMANAGEMENT.BIZ

ACKNOWLEDGEMENT AND AUTHORIZATION FOR BACKGROUND CHECK

I acknowledge receipt of the separate documents entitled "DISCLOSURE REGARDING BACKGROUND INVESTIGATION AND A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT", and certify that I have read and understand both of these documents. I/we hereby authorize the obtaining of "consumer reports" including but not limited to credit, eviction and criminal backgrounds. To this end, I/we hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer or insurance company to furnish any and all background information requested by Background Screeners of America, 18344 Oxnard Street, Suite 101, Tarzana, CA 91356: Tel. #1-877-251-5656; **www.backgroundscreenersofamerica.com** and/or Employer, Homeowner Association, Condominium Association or Cooperative Association. I further agree that a facsimile (fax), electronic or photographic copy of this Authorization shall be as valid as the original, and will hold harmless CMC Management, their employees agents and/or affiliates, i.e. HOAs etc., and Background Screeners of America, their employees or agents and other organizations that provide information, from any and all liabilities arising out of the use of such information in connection with Background Screeners of America.

BACKGROUND INFORMATION – to be completed by all applicants 18 years of age or older. Unmarried co-applicants must fill out separate Acknowledgement/background information form.

Last Name: _____ First: _____ Middle: _____

Other Name (Alias) _____

Social Security #_____ Date of Birth _____

Driver's License # _____ State issued: _____

Present Address: _____City_____

State: _____ Zip Code _____ Phone: _____

*Email: _____

Signature: _____ Date: _____

SPOUSE:

Last Name: _____ First: _____ Middle: _____

Other Name (Alias) _____

Social Security #_____ Date of Birth _____

Driver's License # _____ State issued: _____

Present Address: _____City_____

State: _____ Zip Code _____ Phone: _____

*Email: _____

Signature: _____ Date: _____

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.

- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
  - a person has taken adverse action against you because of information in your credit report;
  - you are the victim of identity theft and place a fraud alert in your file;
  - your file contains inaccurate information as a result of fraud;
  - you are on public assistance;
  - you are unemployed but expect to apply for employment within 60 days.

  In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.

- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.

- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.

- **You many limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.

- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
1.a. Banks, savings associations, and credit unions with total assets of over $10 billion and their affiliates	a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552
b. Such affiliates that are not banks, savings associations, or credit unions also should list,	b. Federal Trade Commission: Consumer Response Center – FCRA

in addition to the CFPB:	Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above: a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	 a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050 b. Federal Reserve Consumer Help Center P.O. Box. 1200 Minneapolis, MN 55480 c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590
4. Creditors Subject to the Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423
5. Creditors Subject to the Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Administration area supervisor
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., 8th Floor Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street, N.E.

	Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	FTC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC.

PARKING PERMIT APPLICATION FORM

Your parking decal should be carefully placed on the inside windshield in the lower driver side. The vehicle registration must be in the approved occupants to receive a decal. If you replace your car, please notify the Association immediately. Transferring a decal to another vehicle without notifying the Association can and will result in booting of towing the vehicle for not being registered with the Association.

Parking is strictly enforced.

(CHECK ONE) I AM THE OWNER o **OR RENTER** o

ADDRESS:_____

NAME: _____

PHONE_____ _____

E-MAIL _____ __

Vehicle owner Name_____

Vehicle #1

Tag #_____

Year/Make/Model _____ _____

Color_____

Vehicle owner Name_____

Vehicle #2

Tag #_____

Year/Make/Model _____

Color_____

NOTE: ANY CAR THAT DOES NOT HAVE A VALID PARKING DECAL OR GUEST PASS WILL BE SUBJECT TO TOWING OR BOOTING. ALL COSTS WILL BE THE RESPONSIBILITY OF THE VEHICLE OWNER.

MAGNOLIA BAY CONDOMINIUM ASSOCIATION
C/O CMC MANAGEMENT, INC
2950 JOG ROAD
GREENACRES FL 33467
561-641-1016

PARKING RULES

- A Community sticker is required for resident parking on property (in driveways or extra parking spaces). Decal must be displayed on bottom of driver's side of windshield.
- Guests parking over night (midnight – 6:00am) must display guest pass on rearview mirror.
- The following violations are subject for immediate towing or booting without warning at owners expense:

  - **parked on the grass, curbside or in the roadway**
  - **blocking emergency access or dumpsters**
  - **no decal displayed**
  - **expired, altered or no tag displayed**
  - **commercial vehicles**
  - **disabled or abandoned vehicles**
  - **cars parked overnight without decal or guest pass**

- Decals registered to one resident may not be used by another.
- Residents with more than one overnight guest must have extra vehicles approved by property manager, except on major holidays and during major events.
- Residents are allowed only two (2) decals and (1) guest pass, per unit.

- Decals or guest passes can be made invalid by board of directors if used outside of these guidelines.

I _____ ON _____
PRINT NAME DATE

RECEIVED, REVIEWED AND UNDERSTOOD THE RULES AND REGULATIONS OF RESIDING AT MAGNOLIA BAY CONDOMINIUM.

MAGNOLIA BAY CONDOMININIUM ASSOCIATION, INC.
c/o CMC Management, Inc., 2950 Jog Road, Greenacres, FL 33467
561-641-1016 ~ 561-641-9118 Fax

CONDITION FOR LEASE APPROVAL

Please Read Carefully and sign where indicated

In the event the Owner is delinquent in the payment of assessments (which includes maintenances fees and any other charges owed to the Association, the Association has the right to notify the Lessee of the delinquency and in such event, the Lessee shall be obligated to commence paying all future rent payments to the Association, until the delinquent assessments and related charges are paid in full to the Association. At such time that the Lessee is paying his rent to the Association, the Unit Owner may not evict the Lessee for non-payment of rent. However, if the Lessee does not pay the rent to the Association as required herein, the Association shall have the authority to evict the Lessee. In such an event, the Unit Owner shall be obligated to reimburse the Association for the costs and attorneys fees incurred by the Association.

****This form must be signed by both the Unit Owner and the Lessee****

Address: # _____GRANDIFLORA DRIVE, GREENACRES, FL

Term of Lease: Start date: _____ End date: _____

UNIT OWNER INFORMATION:

Name _____ **Phone #** _____
PRINT

_____ **Date:** _____
SIGNATURE

TENANT/LESSEE INFORMATION:

Name _____ **Phone #** _____
PRINT

_____ **Date:** _____
SIGNATURE

MAGNOLIA BAY CONDOMINIUM ASSN,, INC.

c/o Century Management Consultants, Inc.
2950 Jog Road, Greenacres, FL 33467
561-641-1016 ~ 561-641-9118 Fax

FOR PURCHASERS:

I _____ ON _____
PRINT NAME DATE

RECEIVED, REVIEWED AND UNDERSTOOD THE RULES AND REGULATIONS OF RESIDING AT MAGNOLIA BAY CONDOMINIUM.

_____ _____
Signature of Applicant Signature of Co - Applicant

FOR RENTERS:

I _____ ON _____
PRINT NAME DATE

RECEIVED, REVIEWED AND UNDERSTOOD THE RULES AND REGULATIONS OF RESIDING AT MAGNOLIA BAY CONDOMINIUM.

_____ _____
Signature of Applicant Signature of Co - Applicant

THESE RULES ARE STRICTELY ENFORCED.

FINES WILL OCCUR IF FOUND GUILTY BY THE GRIAVENCE COMMITTEE

TO BE FILLED OUT BY APPLICANT(S)
(Please type information or print clearly)
FOR CMC OFFICE USE ONLY

ÿ **This is a Purchase** **or** ÿ **This is a Rental**

Association: ____

If Purchase, projected closing date: ___________________

If Rental, Lease Term from _____________________ **to** _______________________

Address of Unit: ____

Applicant Name: ____

Co-Applicant Name: ____

Billing Address if different from Unit Address: ____________________________ __

_____________ _____________________________________ ______________________

Phone # ______________________________ **Phone #**___________________________

Email: ____

Email: ____ _____________________

****

This form is to be submitted to the Accounting Department by the Manager after approval of application.

MAGNOLIA BAY CONDOMINIUM ASSOCIATION PET POLICY

All pets should be registered and licensed within Palm Beach County

Pet Owner must furnish a certified vet statement verifying that all of the most recent required vaccinations have been administered.

Owners of pets MUST COMPLY with all Palm Beach County and State of Florida animal ordinances, codes, licensing, vaccinations, and related requirements.

Pets are limited to two (2) with a combined weight of 50 lbs. Dogs will be evicted after two police reports have been filed.

Pets are required to live inside the unit.

Monkeys, ferrets, rabbits, squirrels, SNAKES, livestock and other ''exotics pets are not allowed on premises.

Required Pet Vaccinations for Magnolia Bay Condominium Association

CATS
Cat vaccinations (and/or preventative medications) required by law in the state of Florida include:

Rabies*
Feline distemper (Panleukopenia)*
Calicivirus*
Feline herpes virus (Feline viral rhinotracheitis)*
Hookworms
Roundworms

*The first four are considered core cat vaccinations (recommended for all cats, regardless of exposure risk/lifestyle).

DOGS
Dog vaccinations (and/or preventative medications) required by law in the state of Florida include:

Rabies*
Canine distemper*
Parvovirus*
Adenovirus (canine hepatitis)*
Parainfluenza
Leptospirosis
Bordetella
Roundworms
Hookworms

*The first four are considered core dog vaccinations (recommended for all dogs, regardless of exposure risk/lifestyle).

All residents must furnish a copy of required vaccinations and rabies tag annually on September 1st (or another date we choose)

MAGNOLIA BAY CONDOMINIUM ASSOCIATION

Rules & Regulations (Revised January 2020)

Residents and Homeowners of MAGNOLIA BAY CONDOMINIUMS take great pride in our property and neighborhood.

1. No noisy, obnoxious and/or offensive activities that disturb neighbors.

2. Damage to property or equipment responsibility of home owner.

3. No Hibachis, BBQ grills, portable, tabletop, electric grills, or other similar apparatus are to be stored or used on balcony. These items are to be USED and COOLED, to touch, 10 feet from the garage door on the driveway or 10 feet from downstairs back patio. These items must be stored in garage or back patio every evening.

4. Hoses must be stored inside garage.

5. Potted plants are permitted ONLY in patios or balconies.

6. Two (2) pets per unit with a total 50 lbs. combined breed weight for both pets (as published by the AKC breed weight.)
-Unacceptable breeds are: American Pitbull Terrier, American Staffordshire Terrier, Mastiff, Presa Canario, Pitbull, Staffordshire Bull Terrier, Rottweiler or any cross breeds thereof.
-All cats and dogs must be registered with Magnolia Bay Condominium Association.
-Owners MUST pick up all droppings deposited by their pet.

7. Hurricane panels must put up 72 hours before and removed 72 hours after hurricane. Hurricane panels must be stored inside the garage or storage shed attached to the home.
***All furniture and removable items must be removed from the patio and porch prior to hurricane.

8. Cloth, clothing, bedding, rugs or mops shall not be hung, dried or stored on patios.

9. Please do not block sidewalks, driveways and front doors.

10. Bicycles, scooters and any other mobile device must be stored in garage.

11. Garbage must be wrapped, tied in plastic bags and put IN dumpster.
DO NOT LEAVE GARBAGE ON GRASS OR ON CONCRETE. BREAK UP BOXES.

-Bulk items in the dumpster area ONLY on Sunday evenings. Bulk items shall not block dumpster or recycling bins.

Garbage pickup is: Monday, Wednesday and Friday. Recycling and bulk pickup is: Monday.

12. No signs are allowed (except security company signs)

13. After midnight (12:00am), cars MUST display the (proper matching unit number) guest pass on the rearview mirror or authorized parking permit decal. Vehicles must have current registration. If not, vehicle is subject to booting, towing or fining.

***DO NOT park in grassy areas, fire lanes, dumpster areas or block driveways and sidewalks. Violators will be booted and/or fines without warning at all times.

14. Vehicles must be in good operating condition.

15. No maintenance or repair shall be done to any vehicle on property.

16. Board approval is required for residency for people who are visiting for 30+ days. Magnolia Bay Condominium Association requires each resident, 18 years and older to pass a background check and have a credit score of 650 or higher.

17. Garage doors must remain closed when not in use.

18. Tailgating is not permitted on property. Violators will be subjected to fines.

19. Littering is prohibited. This includes cigarette butts, meat bones and foot containers.

20. Pool rules: Please follow rules and regulations which are posted above water fountain in pool area.

21. Satellite dishes must be approved by the Management company prior to any installation.

All violations reports are anonymous. Please contact CMC Management, Magnolia Bay Property Manager at: 561-641-1016.

I understand violation of rules and regulations are subjected to fines, booting, towing and or removal of items from property.

_____ _____

Signature Address

_____

Date

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC.

C/O CMC Management, Inc.
2950 Jog Road
Greenacres, FL 33467

CERTIFICATE OF APPROVAL FOR PURCHASE o **OR LEASE** o

This is to certify that _____

Has/have been approved by Magnolia Bay Condominium Association, Inc.

As a lessee(s)_____ OR purchaser(s)_____ of the following described property in Palm Beach County, Florida:

#_____ Grandiflora Drive
Greenacres, FL

DATE: _____

APPROVED BY: _____, TITLE: _____

As agent of the Magnolia Bay Condominium Association, Inc.