

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
- 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 _____

Address _____ 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 _____



WTC BACKGROUNDS, INC.

“We’re The Choice!”

ACTION REQUEST

RENTAL HISTORY (Criminal,
Credit & Eviction)

FDLE

Criminal History Statewide (FL)

National Sexual Offender
Search

Criminal History/Out of State

SSN Verification

Civil Record by State

Credit Report

Driving Records/History
(MUST HAVE DL #

Sexual Offender Search

NAME _____ FIRST _____ MI _____

ADDRESS _____

DOB _____ SEX _____ RACE _____

SSN _____ D.L.# _____

COMPANY: MAGNOLIA BAY CONDO ASSOC

DATE _____

Applicant Release

In connection with for employment and or residency, I understand that investigative background inquiries are to be made on me including consumer credit, criminal conviction, motor vehicles, and other reports. Further I understand that WTC Backgrounds, Inc. will be requesting information from various State and other agencies which maintain records about my history. These records include but not limited to driving, credit criminal, and civil history.

I authorize any party or agency contacted by WTC Backgrounds Inc. to furnish the above mentioned information and release all parties involved from liability and responsibility for doing so. This authorization and consent shall be valid in original, fax, or copy form.

Applicant Signature

Date



WTC BACKGROUNDS, INC.

“We’re The Choice!”

ACTION REQUEST

___ RENTAL HISTORY (Criminal,
Credit & Eviction)

___ FDLE

___ Criminal History Statewide (FL)

___ National Sexual Offender
Search

___ Criminal History/Out of State

___ SSN Verification

___ Civil Record by State

___ Credit Report

___ Driving Records/History
(MUST HAVE DL #

___ Sexual Offender Search

NAME _____ FIRST _____ MI _____

ADDRESS _____

DOB _____ SEX _____ RACE _____

SSN _____ D.L.# _____

COMPANY: MAGNOLIA BAY CONDO ASSOC

DATE _____

Applicant Release

In connection with for employment and or residency, I understand that investigative background inquiries are to be made on me including consumer credit, criminal conviction, motor vehicles, and other reports. Further I understand that WTC Backgrounds, Inc. will be requesting information from various State and other agencies which maintain records about my history. These records include but not limited to driving, credit criminal, and civil history.

I authorize any party or agency contacted by WTC Backgrounds Inc. to furnish the above mentioned information and release all parties involved from liability and responsibility for doing so. This authorization and consent shall be valid in original, fax, or copy form.

Applicant Signature

Date

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 OR RENTER

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 CONDOMINIUM 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 _____
PRINT

Phone # _____

SIGNATURE

Date: _____

TENANT/LESSEE INFORMATION:

Name _____
PRINT

Phone # _____

SIGNATURE

Date: _____

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

This is a Purchase **or** **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

Rules & Regulations (Revised August 2018)

“We as Residents and Homeowners for MAGNOLIA BAY CONDOMINIUM need to take pride of our property”

The board of directors of a community association has a fiduciary duty to protect the health, safety and welfare of the members and association property. Appropriate new resident screening likely falls within that fiduciary duty.

1. Occupants and guests must not engage in any noisy, obnoxious and/or offensive activities that disturb their neighbors.
2. Any damage to condo property or equipment by any resident or guest shall be replaced at the expense of the 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, at least 10 feet from the garage door on the driveway or 10 feet from the downstairs back patio.
4. Remove all hoses in front of your garage. This area is common ground. Hoses are not to lay on the ground, stored on hose bibs or on hose reels.
5. Remove all potted plants from common areas. This includes potted plants in grassy areas, near or around all doors.
6. Two (2) pets per unit with a total 50 lbs. combined breed weight for both pets (as published by the AKC breed weight.)
7. Owners MUST pick up all droppings deposited by their animal while on common property and the property of others.
8. Hurricane panels must be put up 72 hours before an expected hurricane. Hurricane panels and headers must be removed within 72 after watch, warning or occurrence, Hurricane panels must be stored inside the garage or storage shed attached to the home.
9. All furniture and removable items must be removed from the patio and porch prior to hurricane.
10. Parking in grassy areas, fire lanes, front of dumpster areas or blocking driveways is prohibited at ALL times. Violators will be subjected to booting and fines without warning.
11. No commercial vehicles, trailers, motorhomes or boats are permitted on property.
12. No maintenance or repair shall be done to any vehicle on property.

13. Cloth, clothing, bedding, rugs or mops shall not be hung, dried or stored on patios.
14. Only patio furniture may be used on the patio.
15. Please do not block sidewalks and driveways with personal belongings, including toys. These are common areas. Items will be removed.
16. Bicycles are not to be stored on balconies, front doors, driveways, outside of garage or left on road or sidewalk.
17. ALL garbage must be wrapped and tied in plastic bags, then put in the dumpster. If your garbage is not tied in garbage bags or left you will be fined.
18. Please put bulk items in the dumpster area the evening before bulk pick up.
19. If dumpster area is full, please put garbage/recycling/bulk in another dumpster.
20. No signs are allowed (except security company signs)
21. After midnight (12:00am), cars must display the (proper matching unit number) guest pass on the rearview mirror, even if car is parked in driveway. Non-matching guest passes violators will be subjected to booting or fines.
22. Car must be in good operating condition and free of excessive visual body rust, other deterioration and offensive markings.
23. Garage doors must remain closed when not in use.
24. No tailgating is permitted. Violators will be subjected to fines.
25. Pool rules: Please follow rules and regulations which are posted above water fountain in pool area.

MAGNOLIA BAY CONDOMINIUM ASSOCIATION, INC.
C/O CMC Management, Inc.
2950 Jog Road
Greenacres, FL 33467

CERTIFICATE OF APPROVAL FOR PURCHASE OR LEASE

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.