

THE PRESERVE AT CRESTWOOD HOA, INC.

C/O CMC MANAGEMENT, INC., 2950 JOG ROAD, GREENACRES, FL 33467

561-641-1016 ~ 561-641-9118 FAX

*(Please check one) Application for PURCHASE or LEASE of # _____ Preserve _____

Desired date of closing or occupancy _____ Closing Date if purchase: _____

Applicant Name: _____ Phone _____

Co-Applicant Name: _____ Phone _____

Email: _____ Email: _____

BOARD APPROVAL REQUIRED PRIOR TO OCCUPANCY

THE FOLLOWING ITEMS MUST BE INCLUDED WITH COMPLETED APPLICATION:

- PROCESSING FEE: \$150.00 *NON-REFUNDABLE* Check or Money Order made payable to CMC Management
- Copy of your Driver's License(s)
- Copy of vehicle registration(s)
- Copy of Purchase or Lease Contract
- Lease Requirement: Owner(s) account must be current and violations corrected

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PLEASE KEEP ALL PAGES INTACT.

PLEASE ALLOW UP TO 30 DAYS FOR PROCESSING

Please Note: TITLE COMPANY OR CLOSING ATTORNEY MUST REQUEST AN ESTOPPEL BEFORE CLOSING TO DETERMINE MONIES OWED TO THE ASSOCIATION BY THE OWNER OF THE PROPERTY. IF THIS PROCESS IS NEGLECTED, THE NEW OWNER MAY END UP BEING LIABLE FOR DELINQUENCY.

A Certificate of Approval, which is required to close and prior to moving in, will be provided to the purchaser or renter after the interview/orientation.

If purchasing, you must supply the Management Company with a copy of your Warranty Deed and mailing address after closing. Purchaser is also required to inform the management company of any changes in mailing address.

Maintenance fees are due the first of each quarter:

January 1, April 1, July 1 and October 1



THE PRESERVE HOMEOWNERS ASSOCIATION, INC.
UNMARRIED CO-APPLICANTS USE SEPARATE APPLICATION

Date _____ Home Phone _____ Cell Phone _____ Other Ph _____

_____ PRESERVE _____, ROYAL PALM BEACH, FL 33411

Name _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI

Spouse _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI

Other _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____
Last First MI

Occupants _____ SS # _____ - _____ - _____ DOB _____ / _____ / _____

Present Address _____
Street Apt # City State Zip Code

Military Status: Active? Yes No SPOUSE: Active? Yes No

Present Landlord/Mortgage Co. _____ Phone (_____) _____

Length of Residence: _____ / _____ TO _____ / _____ Monthly Rent \$ _____
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.

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 purchase/ 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.**
No oral agreements have been made.

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

ADDENDUM TO LEASE AGREEMENT

COMES NOW THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSN., THE Landlord(Unit Owner)and _____, the Tenant, and hereby enters into this Lease Addendum regarding Unit _____ located at:

WHEREAS, THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSOCIATION has required that as a condition to Lease Approval of the above referenced Tenant, this Lease Addendum must be executed and attached to the Lease Agreement between the Landlord and the Tenant _____ day of _____, _____.

WHEREAS, The primary purpose of this Lease Addendum is to provide THE PRESERVE AT CRESTWOOD AT CRESTWOOD HOMEOWNERS ASSOCIATION, reasonable assurance that all maintenance assessments will be paid in accordance with the Declaration of Covenants and related documents.

NOW THEREFORE, in consideration for the Lease Approval and other valuable consideration, which is acknowledged by the undersigned, the Parties herein agree as follows:

It shall be the absolute duty of the Landlord to remit all maintenance assessments, Special Assessments and other charges assessed on the unit herein by THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSN., in a timely fashion in accordance with the Declaration of Covenants and related documents.

In the event that the Landlord shall be delinquent in any of the assessments then THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSN. shall have the right to notify the Tenant as to the default by the Landlord on the payment of any assessment by giving the Tenant written notice of the default. Said written notice shall be signed by the President of THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSN. and attested by the Secretary. The notice shall state with particularity the amount of the assessment due, and the date that the assessment was due.

Upon the Tenant paying the following month's rent after receiving written notice, the Tenant shall deduct from the monthly rent, the amount set forth in the written notice and remit this amount directly to THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSN. for satisfaction of the Landlord's assessment. In the event that the Tenant fails to remit the amount as set forth in the written notice, then THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSN. shall have all rights in law or equity, as if THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSN. were in fact, the Landlord herein THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSOCIATION shall cause a copy of the written notice to the Tenant to be mailed to the Landlord.

The Landlord hereby recognizes that payment to the Association for any assessments shall be considered to be rent paid by the Tenant under the Lease Agreement. So long as the Tenant remits the balance of the rent in a timely fashion under the Lease Agreement to the Landlord, then the Landlord shall not have the right to Tenant Eviction for failure to pay rent.

Should the Tenant prepay for the rental period, the Landlord is required to prepay the complete maintenance assessment due for the full period included in the prepayment. This maintenance assessment prepayment without which the Lease will not be approved, is due at the date and time of the signing of the Addendum to the Lease Agreement. The maintenance assessment prepayment is to be made by the Landlord to THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSOCIATION.

Any action taken by THE PRESERVE AT CRESTWOOD HOMEOWNERS ASSN. shall not be construed as a waiver of its rights under the Declaration of Covenants, Articles of Incorporation, By-Laws, Rules and Regulations and any Amendments to the foregoing if any.

Dated This _____ day of _____ 20_____.

IN WITNESS WHEREOF:

LANDLORD:

Dated this _____ day of _____ 20_____.

IN WITNESS WHEREOF:

TENANT:

THE PRESERVE HOMEOWNERS ASSOCIATION, INC.

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

CONDITION FOR LEASE APPROVAL

In the event the Unit Owner is delinquent in the payment of assessments (which includes maintenances fees and any other charges owed to the Association) for more than thirty (30) days, the Association may 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****

_____ Preserve _____, Royal Palm Beach, Florida

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

UNIT OWNER INFORMATION:

Name _____
PRINT

Phone # _____

SIGNATURE

Date: _____

TENANT/LESSEE INFORMATION:

Name _____
PRINT

Phone # _____

SIGNATURE

Date: _____

FOR SCREENING COMMITTEE USE ONLY:

Screened by: _____
PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

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.**