

SHANGRI-LA AT WOODMONT HOA

C/o TMG Management
631 East Atlantic Boulevard
Pompano Beach, Florida 33060
954-782-7820 954-782-7823 Fax

INSTRUCTIONS FOR APPLICATION FOR OCCUPANCY

THIS APPLICATION IS FOR ONE PERSON OR MARRIED COUPLE ONLY **A COPY OF A MARRIAGE CERTIFICATE WILL BE REQUIRED**

The following documentation **MUST** accompany your application or the application will be considered **INCOMPLETE** and will not be processed until all documentation has been received.

- Copy of Driver's License or Government Issued ID Card
- Copy of Vehicle Registration
- Copy of Lease/Sales Contract signed by both parties
- Nonrefundable application fee of \$100.00 per application in the form of a money order or cashier's check made payable to Shangri-la Homeowners Association

If this is a lease the unit may not be rented if the homeowner is behind in their maintenance/special assessment payments or have outstanding violations. The unit may not be rented for less than one year. All keys must be obtained through the landlord.

If this is a sale a copy of the documents should be provided to you at the closing. Should you not be provided with the documents a copy may be obtained from the Association for a fee of \$50.00. All violations must be corrected prior to application approval. Upon closing a copy of your Warranty Deed must be provided to the Association.

- **Units may not be rented during the first year of ownership.**
- **Units are for residential purpose only. No commercial or recreational vehicles may be parked or stored within the community.**
- **A credit score under 675 will require one year's maintenance to be held in escrow for two years.**
- **All pets must first receive written approval from the Association. No pit bulls are allowed. A picture of the pet must accompany your application. The Association also reserves the right to have any pet removed from the property should the pet become an unreasonable nuisance. Owners are liable for any and all damage caused by their pets.**

PLEASE MAKE SURE ALL DOCUMENTS ARE LEGIBLE
APPROVAL WILL NOT BE GIVEN UNTIL ALL DOCUMENTS AND PAYMENT ARE
RECEIVED.

IT IS NOT THE RESPONSIBILITY OF THE MANAGEMENT OFFICE OR THE HOA TO
OBTAIN MISSING DOCUMENTS.

SHANGRI-LA HOMEOWNERS ASSOCIATION APPLICATION FOR OCCUPANCY

PLEASE USE BLACK INK AND FILL IN ALL BLANKS. IF ANY QUESTION IS NOT ANSWERED OR LEFT BLANK, THIS APPLICATION MAY BE RETURNED, NOT PROCESSED, AND/OR NOT APPROVED. PRINT LEGIBLY OR TYPE ALL INFORMATION. MISSING INFORMATION WILL CAUSE DELAYS.

ALL INFORMATION ON THIS APPLICATION WILL BE VERIFIED.

THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY

**NOTE: ALL INFORMATION SUPPLIED IS SUBJECT TO VERIFICATION.
ALL TELEPHONE NUMBERS MUST BE ABLE TO BE REACHED BETWEEN 9AM-5PM**

Please check: Purchase Lease Property Address _____ Date ___/___/___

Full Name _____ Date of Birth ___/___/___ Social Security# ___-___-___

Single Married Separated Divorced - How long? _____ Maiden Name _____

Have you been convicted of a crime? Yes No If yes, date(s) ___/___/___ County _____

Charge(s) _____

Spouse Name _____ DOB ___/___/___ Social Security# ___-___-___

Maiden Name _____ Been convicted of a crime? Yes No If yes, date(s) ___/___/___

County _____ Charge(s) _____

Number of adults (over age 18) who will occupy unit ___ Description of Pet(s) _____

Names and ages of others who will occupy unit _____

Applicant's Cellular Telephone Number (____) ____-____ Applicant's email address _____

In case of emergency _____ Phone (____) ____-____ Address _____

PART I – RESIDENTIAL HISTORY

PLEASE PRINT FULL ADDRESS, INCLUDING UNIT/APT NUMBER, CITY, STATE & ZIP CODE

Present Address _____ Phone (____) ____-____

Apt/Condo Name _____ Phone (____) ____-____ From ___/___/___ to ___/___/___

Own Home Lived w/Family Rented Home Rented Apt Other Rent/Mortgage Amount \$ _____

Name of Landlord _____ Address _____ Phone (____) ____-____

Name of Mortgage Holder _____ Loan # _____ Phone (____) ____-____

Previous Address _____ Phone (____) ____-____

Apt/Condo Name _____ Phone (____) ____-____ From ___/___/___ to ___/___/___

Own Home Lived w/Family Rented Home Rented Apt Other Rent/Mortgage Amount \$ _____

Name of Landlord _____ Address _____ Phone (____) ____-____

Name of Mortgage Holder _____ Loan # _____ Phone (____) ____-____

PART II – EMPLOYMENT REFERENCES (PLEASE INCLUDE A COPY OF EARNINGS STATEMENT)

Employed by _____ Phone (____) ____ - _____

Dates of Employment ____/____/____ to ____/____/____ Position _____ Fax (____) ____ - _____

Monthly Gross Income \$ _____ Address _____

Spouse Employed by _____ Phone (____) ____ - _____

Dates of Employment ____/____/____ to ____/____/____ Position _____ Fax (____) ____ - _____

Monthly Gross Income \$ _____ Address _____

PART III – BANK REFERENCES (PLEASE INCLUDE A RECENT COPY OF A BANK STATEMENT)

Bank Name _____ Checking Acct# _____ Phone (____) ____ - _____

Address _____ Fax (____) ____ - _____

Bank Name _____ Savings Acct# _____ Phone (____) ____ - _____

Address _____ Fax (____) ____ - _____

PART IV – CHARACTER REFERENCES (No Family Members)

Please notify Character References that we will be contacting them to obtain a reference

Name #1 _____ Home Phone (____) ____ - _____

Address _____ Business Phone (____) ____ - _____

Email Address _____ Cellular Phone (____) ____ - _____

Name #2 _____ Home Phone (____) ____ - _____

Address _____ Business Phone (____) ____ - _____

Email Address _____ Cellular Phone (____) ____ - _____

Name #3 _____ Home Phone (____) ____ - _____

Address _____ Business Phone (____) ____ - _____

Email Address _____ Cellular Phone (____) ____ - _____

Driver’s License Number (Primary Applicant) _____ State Issued _____

Vehicle Make _____ Model _____ Year _____ Plate # _____

Driver’s License Number (Secondary Applicant) _____ State Issued _____

Vehicle Make _____ Model _____ Year _____ Plate # _____

If this application is not legible or is not completely filled out, Associated Credit Reporting, Shangri-la at Woodmont Homeowners Association and TMG Management will not be liable or responsible for any inaccurate information in the investigation and related report to the Association’s Board of Directors caused by such omissions or illegibility.

By signing, the applicants recognize that Shangri-la at Woodmont Homeowners Association and Associated Credit Reporting will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association’s Board of Directors as well as TMG Management. The investigation may be made of the applicant’s character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Shangri-la at Woodmont Homeowners Association and TMG Management.

Applicant Signature _____ Date _____ Spouse Signature _____ Date _____

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

8795 West McNab Road, First Floor, Tamarac, Florida 33321
www.associatedcreditreporting.com

Phone: 954-543-9400
Toll Free: 800-676-7640
Fax: 954-543-9411
Toll Free Fax: 800-235-7185

APPLICANTS: Most banks, financial institutions, mortgage companies and employers require your signature and name printed to verify information. Please complete the form below: Thank you.

AUTHORIZATION FORM

You are hereby authorized to release to any and all information requested with regards to verification of my bank account (s), credit history, residential history, criminal record history, employment verification and character references to **Associated Credit Reporting, Inc.** This information is to be used for my/our credit report for my/our Application for Occupancy.

I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is for the exclusive use of the association for residential screening purposes only

PLEASE INCLUDE 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.

Please notify your Landlord(s), Employer(s), and Character References that we will be contacting them to obtain a reference pursuant to your application.

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.

I/We certify under penalty of perjury that the foregoing is true and correct.

(Applicant's Signature)

(Applicant's Name Printed)

(Spouse's Signature)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

NOTE TO APPLICANTS: Banks and some employers require your signature and name printed as authorization to verify information. If it is not your bank or employer's policy to verify by fax or verbally-please enclose a copy of your most recent bank statement and check stub. Thank You!

LEASE ADDENDUM

1. The Association and/or its authorized agent shall have the irrevocable right to have access to each unit for making emergency repairs therein necessary to prevent damage to the common elements or another unit or units.

2. The Lessee agrees not to use the demised premises, or keep anything in the unit which will increase the insurance rates of the unit or interfere with the rights or other tenants/owners by unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance immoral or illegal act in his unit, or on the common elements, or the limited common elements.

3. The Lessee covenants to abide by the Rules and Regulations of the association, and the terms and provisions of the Documents and By-laws of the association, and agrees to be bound by the rules and guidelines of the association and any other rules which may become operative from time to time during said leasehold.

4. The approval of the proposed Lease Agreement issued by the association is to be expressly conditioned upon the Lessee's observance of the provisions contained in this addendum. Any breach of the terms hereof shall give the association the authority to take immediate steps to terminate the lease agreement. The owner/Lessor acknowledges that he remains ultimately responsible for the acts of Lessee and Lessee's family and guests and for any costs incurred by association, including attorney's fees, in remedying violations of this Addendum and/or violations of the association documents.

5. In the event the owner/lessor becomes delinquent in the payment of any sums and assessments due to the association during the term of the Lease Agreement, upon written demand by the Association, Lessee shall pay directly to the Association rental payments due to the owner/Lessor. The association shall be granted the full right and authority to demand and receive the entire rent due from the Lessee and deduct from the rent all assessments, interest, late charges, and attorney's fees and cost's if any, due to the association. The balance, if any, shall be forwarded to the owner/lessor at such address as the owner may designate in writing. At such time as the delinquency no longer exists, the association shall cease the demand and payments shall again be made by the Lessee directly to the owner/Lessor.

Dated: _____

