

PALOMA LAKES COMMUNITY ASSOCIATION

C/O M&M Property Management, LLC

1280 SW 36th Ave. Ste. 305 * Pompano Beach, FL 33069 * Phone: (954) 582-4400 * Web MMPM.us

ALL DOCUMENTS ARE TO BE SUBMITTED TO ABOVE ADDRESS ATTENTION SALE & LEASING DEPARTMENT

APPLICATION TO LEASE

INSTRUCTIONS:

1. This application for occupancy and credit authorization form must be completed in detail by each proposed lessee, other than husband/wife or dependent child (which is considered one applicant).
2. Attach a copy of the lease to this application, required.
3. The Association has 30 days to complete its processing from the date of receipt of the fully completed application, 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 and a resubmittal fee of \$100 will be required.
4. A legible copy of your driver's license, passport or state/federal ID must be included with application for all adult occupants
5. The owner must provide the lessee with a copy of the Master Declaration.
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. All maintenance fees and assessment must be paid up to date prior to receipt and processing of lease application.

FEES REQUIRED: Cashier check or money order's only

1. \$100.00 non-refundable application fee must be attached to this application, made payable to PALOMA LAKES COMMUNITY ASSOC.
2. \$125.00 non-refundable fee for processing of new tenants records made payable to M&M Property Management LLC
3. \$500.00 common area security deposit made payable to PALOMA LAKES which will be refunded after expiration of lease if no damages, upon written request.

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

OCCUPENCY RESTRICTIONS:

1. No commercial vehicles, trailers, motor homes, mobile homes, campers, recreational vehicles, etc. permitted on the premises.
2. Use of this unit is for single family residence only. A single family is a single person or domestic Partnership / husband and wife and their children.

Applicant(s) sign to acknowledge X _____ X _____

MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS

Application Date _____ Leasing Date _____

Property Address _____

Current Owner _____ Owner's Phone _____

Owner's Realtor _____ Realtor's Cell _____

Name of Lessee(s) [As will appear on lease]: Main Contact # for Lessee _____

(a) _____ (b) _____

(c) _____ (d) _____

Lessee's Realtor _____ Realtor's Cell _____

Other Persons who will occupy the home with you:

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

PERSONAL HISTORY:

Present Address: _____

Employer: _____ Department _____

Employer Contact _____ Phone _____

Co-Tenant Employment _____ Department _____

Employer Contact _____ Phone _____

Will this be your first experience living in a Home Owner's Association? YES (____) NO (____)

VEHICLE INFORMATION:

Make / Model _____ Color _____ Year ____ Tag # _____

Make / Model _____ Color _____ Year ____ Tag # _____

Make / Model _____ Color _____ Year ____ Tag # _____

AGREEMENT:

1. I hereby agree for myself and on behalf of all persons who may use the unit which I seek to lease that I will abide by all of the restrictions contained in the By-Laws, Rules and Regulations, Association Documents and restrictions which are or may in the future be imposed by the PALOMA LAKES COMMUNITY ASSOC.
2. I have received a copy of the Association Documents: Yes _____ No _____
3. 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.
4. I understand I may not have guests/ visitors for 30 days or more in a calendar year when I am not present.
5. Any misrepresentation or falsification of the information on these forms will result in the automatic disqualification of my application
6. Occupancy prior to Board of Directors approval is prohibited.
7. I understand that the board of Directors of PALOMA LAKES COMMUNITY ASSOC. may cause to be instituted an investigation of my background, as the Board may deem necessary. Accordingly, I specifically 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 PALOMA LAKES COMMUNITY ASSOC. 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 that the decision of PALOMA LAKES COMMUNITY ASSOC. 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.

Signature _____ Signature _____

Print Name _____ Print Name _____

M&M Property Management, LLC

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

33069 Office: 954-582-4400 Fax: 954-582-4407

Credit and/or Criminal Authorization Form

You are hereby authorized to release information to M&M Property Management any and 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 in reference to 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

Additional Applicant Signature

Print Name

Print Name

Social Security #

Social Security #

Date of Birth

Date of Birth

Current Address

Current Address