

BANYAN TRAILS PROPERTY OWNERS ASSOCIATION, INC

C/O M&M Property Management, LLC

1280 SW 36th Ave. #305 * Pompano Beach, FL 33069 * Phone: (954) 582-4400 * Web: MMPM.us * 12/17

ALL DOCUMENTS TO BE SUBMITTED: ATTENTION SALE & LEASING DEPARTMENT

APPLICATION TO SALE OR LEASE

INSTRUCTIONS:

1. This application and credit authorization form must be completed in detail by each proposed owner/ tenant, other than husband/wife or dependent child (which is considered one applicant). Additional application may be required.
2. Attach a copy of the contract 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/ buyer 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 if using as a tenant application.

FEES REQUIRED: Money Orders/Cashier's Check only:

1. \$100.00 non-refundable application fee must be attached to this application, made payable to BANYAN TRAILS POA, INC.
2. \$125.00 non-refundable fee for processing of new applicant's records made payable to M&M Property Management, LLC.

**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

Date _____

Closing Date _____

Property Address _____

Current Owners Name _____ Phone: _____

Owners Realtor _____ Phone: _____

New Owner (s) _____ Phone: _____

Buyer's Realtor _____ Phone: _____

Other Persons who will occupy the home with you:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Vehicle Information: NO street parking is permitted per the Association Documents; Banyan Trails takes this seriously through parking enforcement and booting. Please insure you have sufficient space when purchasing through your garage and driveway.

PERSONAL HISTORY:

Present Address: _____

Employer: _____ Department: _____

Employer Contact: _____ Phone: _____

Co-Tenant Employer: _____ Department: _____

Co-Employer Contact: _____ Phone: _____

Will this be your first experience living in a Homeowners Association? YES (____) NO (____)

AGREEMENT:

1. I hereby agree for myself and on behalf of all persons who may use the unit which I seek to own that that I will abide by all 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 BANYAN TRAILS POA, INC.
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 BANYAN TRAILS POA, INC. may cause to be instituted an investigation of my background, as the Board may deem necessary. Accordingly, I specially 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 BANYAN TRAILS POA, INC. 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 BANYAN TRAILS POA, INC. 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

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Credit and/or Criminal Authorization Form

You are hereby authorized to release information to Today's Properties and 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

Applicant Signature

Print Name

Print Name

Social Security #

Social Security #

Date of Birth

Date of Birth