

Colonial Club Condominium Association Section I
26 Colonial Club Drive
Boynton Beach, Florida 33435

Check list for Purchase/Lease ✓

Applicant Name(print) _____ Bldg. _____ Unit _____

Co/Applicant Name(print) _____ Date _____

- ____ 1) Completed application for Purchase/Lease form
- ____ 2) Background Check form including photo ID
- ____ 3) Copy of Purchase/Lease contract
- ____ 4) Cashier's check or money order for \$135 payable to Section I for application fee and background check
- ____ 5) For lease only:
 - \$400 security deposit for 3 – 6 month lease
 - \$1,000 security deposit for 7 – 12 month lease
- ____ 6) Interview with Sales and Rental Committee is required for approval. Committee Chairperson will contact purchaser/lease
- ____ 7) Applicant's signature on copy of Condo Association Rules
- ____ 8) Applicant's signature on copy of Clubhouse/Pool Rules

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APPLICATION FOR LEASE

Colonial Club is a 55+ community and at least one occupant of a unit must be 55 years of age or older. As is customary with most condominiums, the Documents require the completion of an application for lease and a personal interview as part of the requirements for approval to lease.

Attached you will find an application package which must be completed in its entirety and submitted for review to the Property Manager of Colonial Club Section I prior to the lease of the unit.

The following information must be completed/submitted prior to release of Approval for Lease:

- Colonial Club Application for Approval of Lease
- Background Check Form
- Copy of Lease Contract
- Cashier's check or money order in the amount of \$100 for Application Fee plus \$35 for the background check payable to Colonial Club Section I.
- Seasonal rental, 3 – 6 months, requires \$400 security deposit. Annual rental, 7 – 12 months requires a \$1000 security deposit.
- A personal interview with the applicant as part of the requirements for approval. Someone from the Sales and Rental Committee will contact you regarding an appointment for this meeting
- Record of receipt of Documents and Rules and Regulations for Colonial Club

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APPLICATION FOR APPROVAL OF LEASE

Unit Owner _____ Tel. # _____

Building # _____ Unit # _____

Applicant(s) (print) _____ Tel. # _____

Mailing Address _____

_____ Zip _____

Street Address _____

_____ Zip _____

At a monthly rate of \$ _____ Proposed lease dates _____

Present owner's signature:

References:

Name _____

Address _____

Name _____

Address _____

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APPLICANT AUTHORIZATION FOR BACKGROUND CHECK

I specifically authorize the Board of Directors to initiate an investigation of my background. I hereby authorize and request any present landlord, employer, police department, financial institution, agency or other persons having personal knowledge about me, to furnish bearer with any and all information in their possession regarding me in connection with an application for purchase. I hereby authorize the credit bureau selected by the Board of Directors to obtain and verify such information including accessing consumer reporting agencies as well as performing a criminal and eviction record search. I have been notified that the information obtained is to be used in the processing of my application. I hereby release and hold harmless, the Credit Bureau, its affiliates, employees and agents and any other organization that provides information from any and all liabilities arising out of such use of information in connection with the background report.

Print applicant name

Print co-applicant name

Applicant's signature

Co-applicant's signature

Date

Date

A non-refundable fee of \$135 must accompany each application submitted for the sale of a unit. Checks or money order should be made payable to Colonial Club Condominium Association, Sec. I

Application and fee should be sent to:

Chairman, Sales and Rental Committee
Colonial Club Condominium Association, Sec. I, Inc.
26 Colonial Club Drive
Boynton Beach, Florida 33435

APPLICANT AUTHORIZATION Page 2

Date _____

In consideration for potential purchase at

Banyan Property Management will make inquiries on its behalf, including but not limited to, your consumer credit history, criminal history, rental history, employment salary, public records and other qualities and history pertinent to your qualifications for purchase.

In compliance with the Fair Credit Reporting Act, you are entitled to be informed of an adverse action, such as denial of your application, is taken because of information obtained from a credit, criminal or other consumer report. If such an event occurs, Property Management will provide you with information on how to correct any inaccuracies that may appear on your consumer report.

Please complete and sign below to authorize, without reservation, any party, including, but not limited to employers, law enforcement agencies, state agencies institutions and private information bureaus or repositories, contacted by Property Management or its agent to furnish any or all of the above listed information. Your authorization releases Property Management and its agent from any and all liability for damages arising from the investigation and disclosure of the requested information. Further, it releases and discharges from all liability all companies, agencies, officials, officers, employers, and other persons, who, in good faith, provide us the above mentioned information as requested, in order to successfully complete a background investigation.

Your signature(s) allow(s) a photocopy or fax copy of this authorization to be as valid as the original.

Applicant (print)

Co-applicant (print)

Applicant signature

Co-applicant signature

Applicant's Social Security #

Co-applicant's Social Security #

Applicant's Address

Co-applicant's Address

Applicant's Date of Birth

Co-applicant's Date of Birth

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RULES AND REGULATIONS

Colonial Club is a strictly residential community for persons 55 of age and over. Occupancy in the absence of a 55 year or older resident is limited to 30 days a year.

Occupancy of a guest in the absence of the unit owner must be reported to the Building Representative of the respective building.

Restrictions for parking and types of vehicles are as detailed in the Documents. All residents must park head in and in their assigned space.

Applications for permission for material alterations are available in the Clubhouse office. Board approval is required for all material alterations must be obtained prior to commencement of any work.

Laundry and/or other articles may not be hung on railings.

Cover-ups must be worn to and from the pool.

Laundry room hours: 8:30 AM to 8:30 PM – No smoking in laundry room. No storage in laundry room.

Storage room: No material is allowed outside of storage bins. No flammable materials allowed in storage bins.

Walkways must be kept clean and clear for passage.

Rentals: All leases must be Board approved. Minimum lease is 3 month and maximum is 1 year. No lease will be approved prior to one year from date of purchase. Subletting and/or renting of rooms is not allowed.

Front doors may not be left open. Screen doors are not allowed.

Keys: Building Representatives and the Association must have keys to every unit for emergency use. Car keys must be available for emergency in extended absence of unit owner or tenant.

Units unoccupied for extended periods of time must have a caretaker as defined in Condo Documents to check units on a weekly basis.

Water must be shut off and AC left on when unit owner or tenant is absent for more than one week.

Signature of Unit Owner

Date

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CLUBHOUSE RULES AND REGULATIONS

The Clubhouse and Recreational facilities are provided for the enjoyment of unit owners and lessees. It is expected that you give this area the same care you would your own home.

Privileges of the Clubhouse and Recreational facilities are extended to guests of owners and lessees provided they respect and adhere to the Rules and Regulations governing this area.

Unit owners and lessees are fully responsible for the conduct of their guests.

The Clubhouse will be closed at 11:00 PM except on nights of Community parties and events.

Billiard Room and Exercise Facilities: Use of this facility is limited to persons 16 years of age and older at all times. Use of all equipment is at your own risk.

Use of the pool is at your own risk. There is no lifeguard at the pool; it is open from dawn to dusk. The Association reserves the right to extend or change those hours of use for special events and to deny admittance to any persons not conforming to the pool and patio rules and regulations.

Food is not allowed at the pool except at a Community sponsored event.

NO SMOKING in the Clubhouse and/or within 25 feet of the recreation area

All persons must shower and wash off suntan oil/lotion prior to entering the pool. This is a Florida State Law.

Diving into the pool and/or running in the pool area are not permitted.

Persons with skin, ear, eye or other infections or open wounds are prohibited from using the pool. Children still in diapers must wear "swimmies" in the pool.

Children under 16 years of age MUST be accompanied by an adult when using the pool.

Entry and exit from the pool area: Use exterior gates only. Please do not enter or exit the pool area through the Clubhouse.

Shoes must be worn at all times in the Clubhouse.

CLUBHOUSE RULES AND REGULATIONS (cont'd)

Please protect chairs and chaises with towels when wet or using suntan oil/lotion. Also, chairs and/or chaises may not be reserved or removed from the pool area.

Unit owners are required to fully acquaint all guests, particularly children, regarding all rules governing the use of the pool and the Clubhouse.

Accepted and Agreed to:

Resident Unit Owner 55 or Older
Print Name

Date