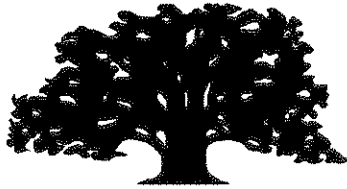


APPLICATION FOR SALE/LEASE EMERALD LAKE HOMEOWNERS ASSN, INC.

THE FOLLOWING ITEMS MUST BE COMPLETED AND SIGNED AND SUBMITTED BEFORE APPLICATION IS CONSIDERED COMPLETE.

1. A completed application for lease or purchase must be signed by all applicable parties to lease/purchase and a copy of your drivers license or id including a copy of the sales or lease contract. **Please allow 10 to 15 days notice to process any approval/denial. please plan sufficient time ahead of any scheduled closing/lease date.**
2. Money order or cashiers check for \$100 payable to: Banyan Property Management, Inc. and \$137 payable to: Emerald Lake HOA per non related applicant both are **NON-REFUNDABLE**. Clickers can be purchased at the Emerald Lake Townhomes property for \$50 in money order or cashiers check only and payable to: Emerald Lake Townhomes. Any questions regarding the clickers call Morguard at 561-304-2557.
3. \$237 covers only the orientation and the background check. All other charges for estoppels and pud questionnaires are not included in the application fee.
4. Applications will not be accepted for review until all attachments are received and application is complete.

**BANYAN PROPERTY MANAGEMENT, INC.
2328 SOUTH CONGRESS AVE, SUITE 1C
WEST PALM BEACH, FL 33406
OFFICE 561-649-8585 FAX 561-649-0188**



BANYAN

PROPERTY MANAGEMENT, INC.

Dedicated to Your Community

PLEASE CIRCLE ONE

APPLICATION FOR PURCHASE/LEASE

ASSOCIATION _____

ADDRESS OF UNIT: _____

OWNERS/REALTOR NAME: _____

PHONE NUMBER OF OWNER/REALTOR: _____

A fully completed application, along with appropriate photo I.D before consideration or processing will commence. To ensure proper and timely processing, the forgoing must be received a minimum of 30 days prior to any closing date/move in date.

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(561) 649-8585 • Fax (561) 649-0188

www.banyanproperty.com



BANYAN
PROPERTY MANAGEMENT, INC.

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PLEASE CIRCLE ONE

APPLICATION FOR PURCHASE OR LEASE

ASSOCIATION: _____

ADDRESS OF UNIT: _____

Last name First name Middle Birth date

Social Security No. Drivers License No. State of license

Marital Status: Single _____ Married _____ Separated _____

Co-applicant last name First name Middle Birth date

Social Security No. Drivers License No. State of license

Expected move in date

Will the above listed person(s) be the only occupants? Yes No If No, list other occupants with Date(s) of Birth below:

NUMBER OF OCCUPANTS TO LIVE IN RESIDENCE _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

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RESIDENCE HISTORY

Current address	City/State	Zip code
Area code/phone number	own	rent
	how long	
Name and address of present landlord or mortgage co.	area code/phone no.	monthly payment
Previous address (include landlord and apartment community)	area code/phone no.	how long

EMPLOYMENT HISTORY

Applicant employed by	Supervisors name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly
Applicant previously employed by	Supervisors name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly
Co-applicant employed by	Supervisor name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly
Co-applicant previously employed by	Supervisors name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly

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ADDITIONAL INCOME

Sources	Amount per year
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PET INFORMATION

Type of pet (Dog/Cat/Bird/Fish)	Breed	Color	Weight
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Type of pet (Dog/Cat/Bird/Fish)	Breed	Color	Weight
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PALM BEACH COUNTY RABIES LICENSE TAG NUMBER

(Required by Palm Beach County Ordinance 98-22)

VEHICLE INFORMATION

If you have any recreational vehicles, (vans, boats, motorcycles) please specify. (NOTE: Certain vehicles may be prohibited.)

Vehicle make	Model	Year	Color	Tag
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Vehicle make	Model	Year	Color	Tag
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Vehicle make	Model	Year	Color	Tag
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BANYAN

PROPERTY MANAGEMENT, INC.

Dedicated to Your Community

APPLICANT AUTHORIZATION

I hereby authorize and request any present or former landlord, employer, school, 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 residence.

I hereby authorize ResidentData, a service of ChoicePoint Services Inc., 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 a consumer report will be requested and understand that the information that Resident Data obtains is to be used in the processing of my purchase or lease application.

I hereby release and hold harmless ResidentData, a service of ChoicePoint Services Inc., its affiliates, employees and agents and any other organization that provides information from any and all liabilities arising out of the use of such information in connection with ResidentData.

Print Name

Applicant's Signature

Date

Co-Applicant's Signature

Date

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Emerald Lake

1. Only one (1) For Sale or For Rent sign is permitted in the front lower window next to the front door, in the corner units the front lower powder room window. Under no circumstances will signs be allowed on any community property including but not limited to the front yards or community entrance area. Signs will be removed and discarded without notice.
2. A rental application along with the credit and criminal report for each person over the age of 18 must be submitted along with the \$100.00 application fee made payable to Emerald Lake Homeowners Association, Inc. must be submitted **prior** to a tenant moving in. If you cannot obtain credit and criminal, we can obtain this for you for an additional fee.
3. You may have up to three (3) pets. Pets must be kept inside at all times except when being walked. Pets must be kept on a leash at all times. You must pick up any waste from your pet(s) at all times and dispose of appropriately. Any violation to this rule, a \$150.00 fine will be charged per incident.
4. Boating, fishing and swimming are strictly prohibited in any water bodies within the residential property. Be ware that the **natural lake on the property may have alligators. FEEDING THE ALLIGATOR(S) IS STRICTLY PROHIBITED.** Any person or persons caught violating this will be reported to Florida Wildlife. They charge a \$5000.00 fine per incident for this violation.
5. Parking is not permitted on the community streets, landscaped areas or vacant units; you may park vehicles in your garage and/or driveway and may utilize the guest parking area until it is further regulated by the community. Vehicles with expired tags, missing tags, or vehicles inoperable due to flat tires, etc. shall be towed without further notice. **Vehicles parked on roadways, grass areas, in front of the leasing office, on Emerald Lake Apartments property, or vacant unit driveways will be towed without notice.** Any broken sprinkler heads will be charged to the owner.
6. Under no circumstances are any boats, trailers, recreational vehicles, commercial, un-registered or inoperable vehicles permitted to be stored in any area other than in your closed garage.
7. **The trash compactors at the front of the property are the possession of Emerald Lake Apartments.** This is not for the use of any of the owners, residents or guests of the townhomes. Anyone caught using this trash area will be charged a \$500.00 by Emerald Lake Apartments. **Each resident is responsible to pick up trash out of their yard.** Trash may be placed curbside only (1) night prior to pickup (trash pickup is Tuesday and Friday). Trash must be in containers. Containers must be picked up and placed inside your garage on the day of trash pickup. Violations will be \$50.00 per incident.
8. Speed limit thru the property is 10 miles per hour and must be adhered to at all times. Please also turn your stereo down once on property.
9. Hurricane shutters may not be left on the units. They may be installed within a reasonable time prior to a storm and removed and stored in your closed garage within a reasonable time after the storm has passed.
10. Any exterior additions or changes including but not limited to, fences, satellite dishes, and landscaping must be submitted and approved by the Home Owners Association. Mounted cameras are not permitted. Satellite dishes are to be placed on your back balcony on a pedestal. No wires or dishes can be attached to the building. Any violations to this rule will be fined and the dish must be moved immediately.
11. HOA Monthly dues are due on the first (1st) of the month in the amount of \$175.00 payable to Emerald Lake Homeowners Assoc. Inc. and can be mailed to;

Emerald Lake Homeowners Association, Inc.
P.O. Box 41245
Jacksonville, Florida 32203-1245

Enforcement: Failure of an Owner to comply with this Declaration, the Articles, By-Laws or rules and regulations adopted by the Association shall be grounds for immediate action to recover sums due the Association, for costs, damages, injunctive relief or any combination thereof. The Association shall have the right to suspend the right of a violating Owner, his family, guests, lessees, sublessees or invitees to use the Common Areas for a reasonable period of time. Please refer back to your Declaration of Covenants, Restrictions and Easements for the complete list of rules and regulations.