

BANYAN PROPERTY MANAGEMENT, INC.  
2328 S. CONGRESS AVE SUITE 1-C  
WEST PALM BEACH, FL 33406  
(561) 649-8585 FAX (561) 649-0188

**KENSINGTON OF ROYAL PALM BEACH**  
**CONDOMINIUM ASSN. INC.**

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

1. COMPLETED APPLICATION FOR LEASE OR PURCHASE AND SIGNED BY ALL APPLICABLE PARTIES TO LEASE/PURCHASE. (Along with a copy of lease or purchase contract.)
2. Cashier Check or Money Order payable to: **BANYAN PROPERTY MANAGEMENT, INC.** in the amount of **\$100.00.** Application fees are Non-refundable.
3. An orientation interview is required; ONCE Banyan Property Management RECEIVES THE ABOVE ITEMS, AN ORIENTATION INTERVIEW WILL BE DONE BY THE PROPERTY MANAGER.
4. Application fee of \$100.00 covers only the orientation; all other charges for estoppels or pud questionnaires are not included in the application fee.
5. A certificate of approval will be issued upon completion of all of the above items for distribution to your Title Company or landlord.



**BANYAN**  
PROPERTY MANAGEMENT, INC.  
*Dedicated to Your Community*

**PLEASE CIRCLE ONE**

**APPLICATION FOR PURCHASE/LEASE**  
**THE KENSINGTON OF ROYAL PALM BEACH**  
**CONDOMINIUM ASSN, INC.**

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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**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

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Current address City/State      Zip code

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Area code/phone number own      rent      how long

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Name and address of present landlord or mortgage co. area code/phone no.      monthly payment

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Previous address (include landlord and apartment community) area code/phone no.      how long

## EMPLOYMENT HISTORY

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Applicant employed by Supervisors name      How long

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Address Area code/phone number

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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**

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Sources	Amount per year
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**PET INFORMATION**

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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

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(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.)

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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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## **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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\_\_\_\_\_  
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## LEASE ADDENDUM

This addendum is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is added to and amends that certain lease/rental agreement by and between \_\_\_\_\_ as Tenant(s) and \_\_\_\_\_ as Landord(s), which lease rental agreement is dated \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for property address \_\_\_\_\_, hereinafter referred to as 'Property', which is subject to the Declaration of Condominium ("Declaration") and Rules and Regulations for Kensington of Royal Palm Beach Condominium Association, Inc., hereinafter referred to as "Association."

Said lease rental agreement is amended as follows:

### Assignment of Rent:

1. Landlord(s) and Tenant(s) agree that in the event Landlord is delinquent in paying regular assessments, special assessments, attorney fees and costs incurred in collection to the Association, which is not cured within any applicable grace period, the Association shall have the right and authority, in it's sole discretion to require Landlord(s) to assign their right to collect rent from the Tenant(s) to the Association or it's agent and Tenant(s) agree to pay the rent to the Association or it's agent, upon ten (10) days written notice from the Association. The rent shall be applied to the amount owed by Landlord(s) to the Association in the following manner: first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment, pursuant to Florida Statute 718.116(3).
2. The Association shall only be accountable for money actually received by it pursuant to this Lease Addendum and shall have no liability or obligation to Tenant(s) for any advance rent or security deposits paid to Landlord(s). If a rental payment is more than the interest, late fees, costs and attorney fees incurred in collection and the delinquent assessments owed on the account, then there will be a credit on the account towards the next assessment installment.
3. Pursuant to the Association's Declaration and upon notice to the Landlord(s), the Association has the right to accelerate assessment installments through the fiscal year if assessments are delinquent. Landlord(s) and Tenant(s) agree that if assessments are accelerated through the fiscal year, the Association shall have the right and authority to require Tenant(s) to pay rent towards the delinquent assessments through the fiscal year until the delinquent assessments are paid in full.
4. The Association shall give Landlord(s) and Tenant(s) written notice when the account is paid in full and rental payments to the Landlord(s) can then be resumed.

### Violations of Association's Governing Documents and Rules and Regulations:

5. Landlord(s) and Tenant(s) agrees that if Tenant(s), their guests, and invitees violate the Association's governing documents and Rules and Regulations, the Association shall have the right to terminate the lease rental agreement and Lease Addendum and evict Tenant(s) from the

Property in the name of the Association and as agent for the Landlord(s).

6. Landlord(s) and Tenant(s) agree that they are jointly liable to the Association for damage to Association property caused by Tenant(s), their guests and invitees and such damage will be charged in the form of a special assessment against the Property.

Indemnity, Legal Action, Attorney Fees and Costs:

7. Landlord(s) agrees to indemnify and hold Association harmless of and from any and all liability, loss, or damage which Association may incur under the lease rental agreement and Lease Addendum from any and all claims and demands whatsoever.
8. Landlord(s) and Tenant(s) agree that should Tenant(s) fail to comply with the lease rental agreement and Lease Addendum, the Association is hereby authorized to bring legal action against Tenant(s) to evict Tenant(s) from the Property or file an injunction lawsuit to enforce compliance to be brought in the name of the Association and as agent for Landlord(s). Landlord(s) and Tenant(s) agree that they shall be jointly liable for all attorney fees and costs, including at the appellate level, that are incurred by the Association for enforcement of the lease rental agreement and Lease Addendum.

LANDLORD(S):

\_\_\_\_\_  
\_\_\_\_\_

TENANT(S):

\_\_\_\_\_  
\_\_\_\_\_

KENSINGTON OF ROYAL PALM BEACH  
CONDOMINIUM ASSOCIATION, INC.

By: \_\_\_\_\_