

BUILDING 1 OF RACQUET CLUB AT BONAVENTURE 6

820 South State Road 7 Plantation, FL. 33317

Phone: (954) 581-8686 Fax: (954) 581-8438

Info@wbmanage.com

LEASE/PURCHASE APPLICATION

We understand everyone's urgency for the approval so make sure the package is complete and all parties have signed for a successful quick approval. Approval process takes up to 30 days to be reviewed. **Applications will not be considered if incomplete and days start counting once we have a fully completed application in hand.**

APPLICATION/CHECKLIST must be completed prior to submitting to association for review:

- ☐ Completely fill out application per applicant, unless husband and wife, may be on one application. Must include marriage certificate if married with different last names. LEAVE NO BLANKS (N/A).
- ☐ Application Fee \$150.00 per application, check/money order made payable to BUILDING 1 OF RACQUET CLUB. A \$500.00 security deposit is required by the owner.
- ☐ Complete executed lease/purchase contract.
- ☐ Signed lease addendum by Tenant and Landlord (If leasing the unit).
- ☐ Copy of driver's license or current government issued photo ID.
- ☐ Insurance/Registration of vehicle (Limited 1 vehicle. No commercial vehicles or motorcycles permitted)
- ☐ You must provide a letter of reference from your employer & 2 personal reference letters. If you are self-employed, you must include a copy of your last year tax return.
- ☐ If applicable, applicants must fill out pet registration form and submit a photo. Limited to 2 pet, cannot exceed 20 lbs.

All applicants will be required to make themselves available for a personal interview with the board of directors prior to the move in/closing date.

For any questions regarding your application and its status, please email West Broward at info@wbmanage.com.

Revised January 1, 2021

Please be sure to fill in the blanks otherwise application will be returned.

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PLEASE COMPLETE ALL FIELDS OF THE FORM BELOW

APPLICANT & CO-APPLICANT INFORMATION

Applicant Name: _____

Social Security#: _____ Date of Birth: _____

Phone/ Cell# _____

Email: _____

Co-Applicant Name _____

Social Security#: _____ Date of Birth: _____

Phone/ Cell# _____

Email: _____

Number of children/age(s): _____ Any other occupants other than immediate family? Yes/No

List names of all occupants: _____

Pets: Yes / No Number: _____

Breed: _____ Weight: _____

Vehicle Information – (attach copy of Driver's License, Vehicle insurance and registration).

Vehicle Information:

TAG: _____ Color: _____ Year: _____

Make: _____ Model: _____

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Employment Information (must be filled out for all applicants):

Applicant No. 1 _____

Name of Employer: _____

Occupation: _____

Address: _____

Length of employment: _____ Monthly income: _____

Tel number: _____

Applicant No. 2 _____

Name of Employer: _____

Occupation: _____

Address: _____

Length of employment: _____ Monthly income: _____

Tel number: _____

Personal References: (No family members)

Name: _____ Company: _____

Phone: _____

Name: _____ Company: _____

Phone: _____

Name: _____ Company: _____

Phone: _____

In case of emergency:

Name: _____ Relationship: _____

Phone: _____

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Have you ever been evicted from a rental residence for nonpayment of rent? _____

If yes, Landlord name & phone #: _____

Applicant(s) must understand that the Rules & Regulations of the Association have restrictions regarding children, pets, number of occupants, commercial vehicles, vans, trucks, boats, motorcycles and/or similar matters. Have you read and understood the Rules & Regulations of the Association? _____

Applicant(s) may not take possession of the property prior to written approval by the Board of Directors.

I, _____ acknowledge that all information listed in this application is true and correct.

Signed: _____

Date: _____

Signed: _____

Date: _____

FOR PURCHASE ONLY:

THE UNIT WILL BE USED AS PERMANENT RESIDENCE: YES NO

MAIL ALL CORRESPONDENCE TO:

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**AUTHORIZATION FOR RELEASE OF BANKING, RESIDENCE
AND EMPLOYMENT INFORMATION**

I/We _____ hereby authorize the release of information to West Broward
Community Management and its attorney or representative concerning my/our banking, credit,
employment or residence in reference to this application for housing.

I understand that this information is to be used as part of an investigative consumer report and/or credit
report. Furthermore, I hereby waive any privileges I may have with respect to disclosure of said
information to the aforesaid parties.

Applicant: _____

Date: _____

Applicant: _____

Date: _____

Please be sure to fill in the blanks otherwise application will be returned.

AUTHORIZATION FOR FILE DISCLOSURE

PLEASE ATTACH DRIVER'S LICENSE OR PHOTO ID TO THIS FORM

APPLICANT/TENANT CONSENT

I hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc. and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction.

X

Signature

Date

Full Name - First, Middle, and Last Name (Please Print)

Home Address (Unit # if applicable)

CITY

STATE

ZIP

Social Security Number

Date of Birth

Driver's License Number and State Issued

LEASE ADDENDUM

In the event Lessor (Owner) is delinquent in the payment of a monthly assessment due to the Association, and if such delinquency continues for a period in excess of ten (10) days, Lessee, upon receiving written notice of such delinquency from the Association, or WEST BROWARD COMMUNITY MANAGEMENT, INC. (WBCM) shall pay the full amount of such delinquency as set forth in said notice to the Association or WBCM for the benefit of the Association. Lessee may deduct from the rental payment due Lessor the amount paid to cure the delinquency. It is understood and agreed that the Lessee shall continue to pay the monthly maintenance payment to the Association or WBCM until such time as Lessee is notified in writing by the Association or WBCM that Lessor's delinquency and default has been cured.

The Lessor and Lessee specifically acknowledge and agree that the Association is hereby empowered to act as agent for the Lessor, with full power and authority to take such action as may be required to compel compliance of Association, its supportive exhibits, Florida Condominium Act, and the Rules and Regulations of the Association. The approval of the proposed Lease Agreement by the Association expressly conditioned upon the observance of the provision contained in this addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The lessor acknowledges that he remains responsible for the acts of Lessee and Lessee's family and guests. Lessor agrees that he remains responsible for any costs incurred by the Association, attorneys fees and costs, pre-litigation at trials and for any appeals, in remedying violations of the Addendum and/or violations of the associations documents.

I (we) have been informed of the current Rules and Regulations of the Association and I (we) agree to be bound by the terms thereof, as a condition for the approval of this application.

I (we) further certify that the information submitted with this application is true and correct..

OWNER/AUTHORIZED AGENT *

TENANT

DATE

DATE

***NOTE - IF YOU ARE NOT THE OWNER OF RECORD SIGNING THE LEASE ADDENDUM YOU WILL NEED TO SUBMIT PROOF OF AUTHORIZATION TO DO SO**

RACQUET CLUB BLDG. ONE @ BONAVENTURE 6 CONDO ASSOCIATION
RULES AND REGULATIONS

Section 1. All Areas Other Than Units. The Board and Management Firm may, from time to time, adopt or amend previously adopted administrative Rules and Regulations governing the details of the operation, use, maintenance, management, and control of the Property, Common Elements, and Limited Common Elements of the Condominium and any other facilities or services made available to owners. A copy of the adopted Rules and Regulations shall be posted in a conspicuous place within the Property.

Section 2. Units. The Board and Management Firm may, from time to time, adopt or amend previously adopted Rules and Regulations governing and restricting the use and maintenance of units. Copies of such Rules and Regulations shall be posted in a conspicuous place on the property prior to the time that the same become effective and copies of same shall be furnished to each owner at least seventy-two (72) hours prior to the time that they become effective.

Section 3. Recreation Areas and Facilities. The use of recreational areas and facilities, which are Common Elements and Limited Common Elements shall, at all times, be subject to Rules and Regulations established by the Board and Management Firm. The use of facilities and areas which are to be used by certain Unit owners within this condominium in common with certain unit owners in other condominiums within Bonaventure shall, at all times, be subject:

- (a) To the Rules and Regulations promulgated by the Board of Directors of the Town Center Club Association, Inc.;
- (b) To such Rules and Regulations as the Management Firm may, in its sole discretion, establish from time to time;
- (c) To the Rules and Regulations promulgated by the Board of Directors of Keep Bonaventure Beautiful Corp.; and
- (d) To whatever extent applicable thereafter, the Rules and Regulations promulgated by the Board.

Section 4. Existing Rules and Regulations. The Rules and Regulations listed herein shall be deemed to be in effect until amended by the Board and shall apply to and be binding upon all owners. Owners shall, at all times, comply with these Rules and Regulations and shall use their best efforts to see that they are observed and complied with by their families, guests, invitees, servants, lessees, and person over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

- (a) An owner shall occupy and use his unit as a single-family private dwelling for himself/herself, the members of his/her family, his/her social guests, and for no other purpose. Condominium units may not be used for any commercial use whatsoever.

- (b) Owners shall not use or permit the use of their units in a manner which would be disturbing to or be a nuisance to other owners or in a manner which would be illegal, immoral, improper, or which would cause damage or injury to the reputation of the Property.
- (c) Owners and occupants of units shall exercise extreme care to minimize noise in connection with the use of musical instruments, radios, television sets, amplifiers or other loud speakers so as not to disturb the other persons occupying units; no musical instrument will be played and no phonograph, radio, television set or other loud speaker will be allowed to be operated or played in any unit between the hours of 11:00pm and 8:00am of the following day if the same shall disturb or annoy other occupants of units.
- (d) Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls of a building. No sign, awning, canopy, shutter, screen or similar items, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof except with the approval of the Board of Management Firm.
- (e) No clothes, sheets, blankets, laundry or any kind of article shall be hung out or exposed on any part of the Common Elements, Limited Common Elements, or on any part of the exterior of a building. The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris, and other unsightly materials and shall not be obstructed, littered, defaced, or misused in any manner.
- (f) No rugs or other articles may be dusted from the windows or balcony of any unit. Nothing may be draped or hung over railings.
- (g) No cooking shall be permitted on any balcony, patio, or entry way or on the Limited Common Elements or on the property, except in such area, if any, designated by the Board and Management Firm.
- (h) The type, color, and design of chairs and other items of furniture and furnishings that may be placed and used on any entry way, patio, or porch may be determined by the Board and Management Firm. An owner shall not place or use any item thereon or upon any portion of the Common Elements or Limited Common Elements except with the approval of and as designated by the Board or Management Firm.
- (i) In order to maintain the cleanliness of the Property, food and beverages may not be consumed outside of a unit, except on designated areas, if any. Beverages are allowed in plastic or paper cups. No glass bottles are permitted at any time.
- (j) No industry, business, trade, occupation, or profession of any kind, whether commercial, religious, educational, or otherwise, shall be conducted, maintained, or permitted on any part of the property or in any unit.
- (k) No "Sold", "For Sale", or "For Rent" signs or other window displays or advertising shall be maintained or permitted on any part of the property or in any unit. The right is reserved by the developer to place "Sold", "For Sale", or "For Rent" signs on any unit and the right is hereby

given to any mortgagee, who may become the owner of a unit to place such signs on a unit owned by such mortgagee.

- (l) Nothing shall be done or kept in a unit which will either increase the Corporation's cost of insurance or result in the insurance being cancelled.
- (m) No owner may keep more than two (2) household pets or animals under twenty (20) pounds each in weight on the property, so long as such pets or animals do not constitute a nuisance or interfere with the quiet enjoyment of the property by other owners. Pets will be subject to the following regulations:
 - 1. All pets must be registered and approved by the Board.
 - 2. A pet will not be allowed out of the unit unless it is in the custody of the owner and on a leash not to exceed six (6) feet in length, as is regulated by Florida Law.
 - 3. A pet will be hand carried within the building at all times.
 - 4. A pet will be walked off of the property.
 - 5. Any damage to the building, grounds, flooring, walls, trim, finish, tiles, carpeting, stairs, etc., will be the full responsibility of the pet owner and the owner shall pay for any and all expenses involved in restoring damaged property to its original, new condition.
 - 6. The owner shall be financially responsible for any personal injury or personal property damage caused by a pet to any owner, occupant, guest, licensee, or employee of the building.
- (n) No wasting of property will be permitted.
- (o) Owners will maintain their units at all times in compliance with all laws, zoning ordinances, and regulations of all governmental authorities having jurisdiction over Bonaventure.
- (p) No repairs will be performed within a unit by an owner, contractor, or sub-contractor prior to 10:00am or subsequent to 5:00pm. No work will be performed on Sunday.
- (q) No owner shall permit any structural modification or alteration to be made within a unit without first obtaining the written consent of the Corporation, which consent may be withheld in the event that a majority of the Board determines on their sole discretion, that such structural modification or alteration would affect or, in any manner, endanger the property. If the modification or alteration desired by the owner involves the removal of any permanent interior partition, the Corporation shall have the right to permit such removal so long as the removal thereof would, in no manner, affect or interfere with balcony abutting his unit to be enclosed, increased in size, altered or cause improvements or changes to any balcony or window on the exterior of the property. This prohibition includes but is not limited to painting or other decorating, shutters, canopies or awnings, the installation of electrical wiring, television antenna, machines or air conditioning units, which may protrude through the walls or roof of the property or which would in any manner change the appearance of any portion of the property.

- (r) The Corporation shall not have the right to make or cause to be made such alterations or improvements to the Common Elements or Limited Common Elements which prejudice the rights of an owner in the use and enjoyment of his unit, unless in such instance, such owner's written consent has been obtained. The making of such alterations and improvements must be approved by the Board and the cost of such alterations or improvements shall be assessed as a Common Expense to be collected from all owners. However, where any alterations or improvements are exclusively or substantially for the benefit of the owner requesting same, then the cost of such alterations and improvements shall be assessed against and collected solely from the owner exclusively or substantially benefitted. Such assessment is to be levied in such proportion as may be determined by the Board.
- (s) Servants and domestic help of owners may not gather or lounge in the public areas of the property.
- (t) Employees of the Corporation of management Firm shall not be sent off the property by any owner at any time for any purpose. No owners or resident shall direct, supervise, or in any manner, attempt to assert any control over the employees of the Corporation and Management Firm.
- (u) No vehicle which cannot operate on it's own power shall remain on the property for more than twenty-four (24) hours and no repair of vehicles shall be made on the property.

Section 5. Parking.

- (a) Residents or their lessees are to park in their ASSIGNED parking spaces only.
- (b) It shall be the duty of the host resident to make sure that their guests part only in a guest parking space.
- (c) The use of parking areas shall be limited to the parking of conventional passenger vehicles only. Specifically excluded are trailers, trucks, boats, vans, motorcycles or other motorized two-wheeled vehicles, golf carts, commercial vehicles and other vehicles which in the opinion of the Condominium Association shall not conform to the spirit and intention of this regulation. (The foregoing shall not apply to vehicles while in the course of making deliveries or doing any work on or about the premises).

Section 6. Pool.

- (a) No food of any kind shall be permitted in the pool area.
- (b) No floating objects, such as rafts, floats, balls, etc. are allowed in the pool area when the pool is occupied by eight (8) or people. Swimming aids attached to the body of a swimmer are permitted.
- (c) Chairs or lounges may not be reserved for anyone. Chairs and lounges are to be occupied by residents only and are not to be removed from the pool area under any circumstances.

- (d) Persons using suntan lotion/oil etc. must spread protective covering or towel on chairs or lounges before using them.
- (e) All persons must shower before using the pool.
- (f) No running, pranks, roller skates, bicycle riding, ball playing or other dangerous activities are permitted in or near the pool area.

Section 7. Garbage

- (a) No littering on the condominium grounds shall be permitted. All refuse must be placed in a plastic bag tightly sealed and then placed inside the garbage receptacles.

Section 8. Smoking.

- (a) Smoking is NOT permitted on the premises at any time.

Section 9. Rentals

- (a) All leases shall be for a twelve (12) month period only once a year.
- (b) No apartment may be leased, occupied, or otherwise made available to group lessees.
- (c) No lessee may sublet an apartment without approval by the Board of Directors.
- (d) Air BnB or any other such temporary rentals are NOT permitted.
- (e) Lease applications forms shall be available from the Condominium's management company. The prospective lessee must complete the lease application form and return it to the management company for processing with a copy of the written lease and a money order, cashier's check or personal check in the amount of \$100.00 per application plus \$75.00 processing fee for 18 years and older to cover the cost of the screening. All lease applications must be submitted with all supporting documents and required fees not less than thirty (30) days prior to the inception of the proposed lease.
- (f) The unit owner will receive notification from the management company of approval or rejection by the Board of Directors. No lessee will be permitted to move into or occupy any apartment without such written approval.
- (g) No apartment may be leased to more than two (2) persons for a one (1) bedroom and no more than four (4) persons for two (2) bedrooms. Only one immediate family may occupy a unit.
- (h) The Board of Directors must approve all leases before being decreed valid.
- (i) Said lessee agrees not to use or permit to be used the premises leased for any illegal, immoral, or improper purpose; not to make nor permit any disturbance, noise, or annoyance whatsoever detrimental to the premises or to the comfort and peace of any of the inhabitants of said building or its neighbors, and particularly, said lessee agrees that, under no circumstances will be allowed or permit their child or children to play in the halls, lobby, porches or staircases of said building or in any other way to annoy the owners or tenants of other units, and the Board of Directors does hereby reserve the right to terminate this lease at

any time this condition is permitted to exist; not to use said premises for any other purpose than as a private dwelling for the members of his or her family; to pay the cost of repairing all damages to the dwelling occasioned by the lessee's family.

- (j) At the end of every twelve (12) month lease, if the lessee has renewed with the owner, a copy of the executed renewal lease must be provided at least thirty (30) days PRIOR to the start of the renewed lease.
- (k) A Common Area Deposit of \$500.00 is required to be paid to the condominium to cover any possible damages to Common Element property. This deposit will be returned to the lessee within thirty (30) days AFTER the tenant has moved out at the end of the lease period, upon satisfactory inspection. Owners and/or tenants must notify the management company in writing upon move-out.

Section 10. Maintenance Payments.

- (a) Payments of monthly assessments shall be made at the office of the Management Company. Payments made in the form of checks or money orders shall be made payable to Racquet Club Bldg. 1. Payments of assessments are due on the first day of each month and, if such payments are late, they are subject to charges, as provided in the Declaration.

Section 11. Access.

- (a) The Corporation and Management Company, their agents, employees, and licensees shall have the irrevocable right to have access to each unit from time to time during reasonable hours, as may be necessary, for the maintenance, repair, or replacement of any Common Elements therein or accessible thereof, or for making emergency repairs therein to prevent damage to the Common Elements or to another unit.

I have read the above portion of the Rules and Regulations and do hereby agree to abide by them,

Purchase/Lessee Print Name

Purchaser/Lessee Signature

Purchase/Lessee Print Name

Purchaser/Lessee Signature

Racquet Club Bldg. 1 Unit #

Date