

Gardens Hunt Club Homeowners Association, Inc.

c/o Sea Breeze Community Management Services, Inc.

4227 Northlake Boulevard

Palm Beach Gardens, FL. 33410

Phone: (561) 626-0917 Fax: (561) 626-7143

www.seabreezecms.com

Purchase/Lease Application

(last updated 5/2019)

Information is required on all applicants. **COMPLETE ITEMS 1 TO 9 & SUBMIT AT LEAST 30 DAYS PRIOR TO CLOSING OR LEASE DATE. Old application packages will not be accepted, our most current application package is also available online at the Sea Breeze website.**

MAIL OR DROP OFF APPLICATION PACKAGE AT OUR OFFICE. FAX COPIES WILL NOT BE ACCEPTED AS APPLICATION IS INCOMPLETE.

If copies needed a charge of 25 cents per page is required

A background, financial history, eviction and reference check will be performed on all intended buyer(s)/tenant(s) and unit occupants staying greater than sixty (60) days in a unit in any calendar year.

____1) Fill in the blanks of application. (Pg. 4-5)

____2) Certificate of Approval to be completed by each adult (18 and over). This paperwork is required for approval. The approval is not authorized until the bottom section of the page is completed by a Board Member or the Property Manager. (Purchase - Pg. 6, Rental Pg. 7)

____3) Complete the following listed below: (Pg. 8):

A – Gate system section make sure to provide the phone number you would like to be programmed into the call box.

B – Authorization to Sign Up for Association Related Emails. If you are interested in receiving Association related emails please sign, date and print your email address.

C – Acknowledgement section of Association Document Set and/or Rules and Regulations. Make sure to sign and print your name that you have read them and agree to abide by them.

____4) Residential Screening Request & Disclosure Authorization Agreement to be completed by all adults (18 and over) residing in the unit. **If more than one adult print extra copies.** (Pg. 9 & 10)

____5) Provide a copy of the fully executed purchase contract or lease agreement.

____6) Lease Only: **MONEY ORDER OR CASHIERS CHECK ONLY** for a security deposit to cover damages to Common Property to the Association. The total shall not exceed the equivalent of two months' Assessments. Deposit made payable to Gardens Hunt Club HOA, Inc. The deposit must be paid by the homeowner.

____7) Include the non-refundable processing fee in the amount of \$200.00 made payable to **Gardens Hunt Club HOA, Inc. MONEY ORDER OR CASHIER'S CHECK ONLY.**

____8) Include the non-refundable processing fee in the amount of \$100.00 made payable to **Sea Breeze CMS, Inc. MONEY ORDER OR CASHIER'S CHECK ONLY.**

____9) Out of the country applicants are subject to completing additional paperwork and fees as determined by our screening company. Please contact our office prior to submitting the application to obtain additional paperwork and fee amount. If additional fees are needed this is non-refundable and made payable to **Gardens Hunt Club HOA, Inc. MONEY ORDER OR CASHIER'S CHECK ONLY.**

If this Application is not completed in its entirety, the Application will be RETURNED and WILL NOT be approved. **An interview is required prior to approval. It is critical for the interview that the occupant(s) speak and read English or you must bring an interpreter with you.**

Application Criteria

An applicant may **not** be approved based upon one or more of the following:

1. Application is not completed in full.
2. Financial:
A history of financial irresponsibility which may, among other reasonable factors, be evidenced by an inability to meet current financial obligations.
3. Eviction/Removal:
The tenant(s) or proposed other adult occupant has been evicted and/or otherwise removed from a rental property during the previous five (5) years.
4. Background Report:
- a guilty plea or conviction of a crime of moral turpitude, such as and by way of example and not limitation, a felony involving violence to persons or property or a felony demonstrating extreme dishonesty and by way of example and not limitation, any felony offense involving violence, including without limitation, murder, attempted murder, manslaughter, felonious assault and/or battery; any criminal offense involving possession or use of a gun or other lethal weapon; any sex offense as defined by Florida Statutes or the tenant(s) or adult occupant(s) is a registered sexual offender or sexual predator in any state; robbery, burglary, arson, vandalism or other serious offense against property; any felony drug offense for the purchase and/or sale thereof; any domestic violence offense, whether a misdemeanor or a felony; any other felony conviction within the past ten (10) years, in the reasonable judgment of the Board.
5. References:
- a history of being a “bad tenant” or “bad neighbor”, including by way of example and not limitation, a prior eviction/ejection or failure to abide by the Governing Documents of a prior community association or of the Association.
6. No more than two (2) persons may occupy each bedroom.
7. Individual residing at unit for more than sixty (60) days must go through the application approval process.
8. Vehicles:
Prohibited vehicles are only permitted if stored within the enclosed garage, which are as follows:
A) a vehicle without a current license plate tag displayed, B) a vehicle that cannot operate under its own power, C) trucks with dual rear wheels, D) commercial vehicles, E) recreational vehicles, F) boats, G) trailers, H) campers, I) oversized trucks.
9. Vehicles:
Motorcycles and other similar vehicles are permitted with the following conditions: A) must be licensed for street use, B) equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residence, and C) stored within the enclosed garage.
10. Vehicles:
May not keep more than three vehicles at the property except for Lots 94 & 120.
11. Pets:
Up to 4 dogs and/or cats are permitted. Lots 94 & 120 are permitted 4 cats, 4 dogs, or any combination thereof.
12. Pets:
No pit bull terriers are permitted.

13. **Ownership:**
Corporate, LLC, PLLC, partnerships and other similar type entities ownership of a unit is expressly prohibited except for a mortgagee who takes title as a result of its own foreclosure against its mortgagor, the Association, or for actual estate planning purposes, for example and without limitation, an estate planning family trust.
14. **Leasing:** No unit may be leased/rented for overnight type rental through AirBnb, VBRO, and other similar services.
15. **Leasing:** Only one lease is permitted within a consecutive 12-month period.
16. **Leasing:** No lease may automatically renew or extend the initial term of the lease. In the event a lease agreement contains such automatic renewal or extension language, such language in any lease agreement entered into after the effective date of this Declaration shall be deemed null and void and of no force or effect whatsoever.
17. **Leasing:** No portion of a unit shall be leased.
18. **Leasing:** No unit shall be subleased.
19. **Leasing:** No lease of a unit shall be for a period of less than six (6) consecutive months, nor for a period greater than one (1) year.
20. **Leasing:** No owner may lease his/her unit where such owner is delinquent in the payment of any monetary obligation to the association. No owner may lease his/her unit where such owner has violation(s).
21. **Leasing:** In the event an owner, whose unit is leased, is delinquent in payment of his/her monetary obligations to the Association, the Association may, without limitation of other lawful remedies, make written demand to such owner and such owner's tenant(s) for payment of rent to be remitted to the Association in accordance with the relevant provisions of Chapter 720, Florida Statutes, as amended from time to time.

Note:

Any exterior changes/alterations/modifications must be Approved (prior to the work being started) by the Architectural Review Committee (ARC). Approval Forms (ARC) are available on the Gardens Hunt Club Website.

APPLICATION FOR RESIDENCY

Closing Date: _____ Rental Period: Start Date _____ End Date _____

Garden Hunt Club Address: _____

Name of Real Estate Company representing you (if applicable) _____

Name of Agent _____ Phone Number _____

Name of Closing Agent, i.e. Title Company or Attorney and provide their Phone #

Current Property Owner Information

Name: _____ Phone: _____

Phone Number: _____ Email: _____

If leasing home, please provide alternative mailing address for owner: _____

Applicant's Information

Name: _____ Phone: _____

Email: _____

Current Address: _____ How long at address: _____

If less than one (1) year, provide previous address and how long you where residing at the property:

Previous Address: _____ How long at address: _____

Co-Applicant's Information

Co-Applicant's Name: _____ Phone: _____

Email: _____

Current Address: _____ How long at address: _____

If less than one (1) year, provide previous address and how long you where residing at the property:

Previous Address: _____ How long at address: _____

Are there to be occupants other than the immediate family: Yes ____ No ____

If yes, name(s), relationship and age(s): _____

Applicant's Current Employer: If employed for less than one (1) year, list previous employer.

Name: _____ Phone: _____

Position: _____ Supervisor: _____

Address: _____ How long employed: _____

Applicant's Previous Employer:

Name: _____ Phone: _____

Position: _____ Supervisor: _____

Address: _____ How long employed: _____

Reason for leaving: _____

Co-Applicant's Current Employer: If employed for less than one (1) year, list previous employer.

Name: _____ Phone: _____

Position: _____ Supervisor: _____

Address: _____ How long employed: _____

Co-Applicant's Previous Employer:

Name: _____ Phone: _____

Position: _____ Supervisor: _____

Address: _____ How long employed: _____

Reason for leaving: _____

Automobile Information

Make _____ Model _____ Color _____ Year _____ Tag # _____ State _____

Make _____ Model _____ Color _____ Year _____ Tag # _____ State _____

Make _____ Model _____ Color _____ Year _____ Tag # _____ State _____

Pets

Type: _____ Breed: _____ Name: _____

Weight: _____ Age: _____ Color: _____

Type: _____ Breed: _____ Name: _____

Weight: _____ Age: _____ Color: _____

Have you ever been evicted? _____ If yes, where/why _____

Have you ever refused to pay rent? _____ If yes, where/why _____

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CERTIFICATE OF APPROVAL FOR SALE

The undersigned authorized representative of **Gardens Hunt Club HOA, Inc.** hereby certifies that the proposed conveyance of the following unit has been approved as written below:

Address: _____

Owner(s): _____

Buyer(s): _____

The above Buyer(s) as evidenced by Buyer(s) signature(s) below hereby acknowledge receipt of the Declaration of Covenants, Articles of Incorporation, By-Laws, Rules and Regulations and any amendments to the Documents for the Association, and agrees to be bound by said Documents. Upon closing of the unit, Buyer(s) understands that it is the responsibility of the Buyer(s) to furnish the Association with a recorded copy of the deed of conveyance indicating the Buyer(s) mailing address for all future assessments and correspondence from the Association.

Buyer(s) Printed Name

Buyer(s) Printed Name

Buyer(s) Signature

Buyer(s) Signature

Date

Date

Below is office use only

This is to certify that the above-named Buyer(s) have complied with the above statements and thereby obtained the approval of **GARDENS HUNT CLUB HOA, INC.**

By: _____ As: _____ Date: _____
Signed at the direction of the Board of Directors

Gardens Hunt Club Homeowners Association, Inc.

c/o Sea Breeze Community Management Services, Inc.

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CERTIFICATE OF APPROVAL FOR LEASE

The undersigned authorized representative of **Gardens Hunt Club HOA, Inc.** hereby certifies that the proposed conveyance of the following unit has been approved as written below:

Address: _____

Owner(s): _____

Tenant(s): _____

The above Tenant(s) as evidenced by Tenant(s) signature(s) below hereby acknowledge receipt of the Rules and Regulations for Association and agree and understand that condition of approval is adherence to all the Community Rules. Failure to abide by the Rules and Regulations for the Association will result in non-renewal of lease approval and possible eviction from the unit.

Tenant(s) Printed Name

Tenant(s) Printed Name

Tenant(s) Signature

Tenant(s) Signature

Date

Date

Below is office use only

This is to certify that the above-named Tenant(s) have complied with the above statements and hereby have obtained approval.

By: _____ As: _____ Date: _____
Signed at the direction of the Board of Directors

Gate System: Gardens Hunt Club HOA, Inc. is a gated Community, please provide the telephone number that we can program into the callbox: _____

Email Address: Please provide your email address, sign and date if you would like to receive emails related to association related matters.

Yes, please provide your email address: _____ No

Signature

Date

Interviewer: _____ Interview Date: _____

APPLICATION FOR PURCHASE

I/we acknowledge receipt of the following:

Provided by Seller:

- Declaration of Covenants and Restrictions
- Articles of Incorporation
- Bylaws
- Amendments

Provided by Association:

Rules and Regulations

I/we agree to observe and abide by the terms and conditions stated in these documents listed above as well as the Governing Documents of the Association.

Signature

Date _____

Signature

Date _____

APPLICATION FOR LEASE

I/we acknowledge receipt and agree to comply with the Rules and Regulations, which were provided by Association.

I/we agree to observe and abide by the terms and conditions stated in these documents as well as the Governing Documents of the Association.

Signature

Date _____

Signature

Date _____

Sea Breeze – Gardens Hunt Club HOA / PO# _____

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ ST: _____ Zip: _____

SSN: _____ DOB (MM/DD/YYYY): _____

Tel#: _____ Cell #: _____

Current Employer

Company: _____ N/A _____ Tel#: _____ N/A _____

Supervisor: _____ N/A _____ Salary Lease only: _____

Employed From: N/A _____ To: N/A _____ Title: _____ N/A _____

Current Landlord

Company: _____ N/A _____ Tel#: _____ N/A _____

Landlord: _____ N/A _____ Rent: _____ N/A _____

Rented From: _____ N/A _____ To: _____ N/A _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ **DATE:** _____

DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.