

Scheduled for:
Date: _____
Time: _____
Approved on _____

MAINLANDS FIVE, INC.

A not-for-profit corporation
4890 N.W. 50th Street
Tamarac, Florida 33319
954-497-4743

Web Address: Mainlandsfive.com

Email Address: mainlands5@comcast.net

APPLICATION FOR RESIDENCY

THIS IS AN ADULT COMMUNITY

SOMEONE IN THE HOUSEHOLD MUST BE AT LEAST 55 YEARS OF AGE.

NOBODY UNDER THE AGE OF 18 IS ALLOWED TO PERMANENTLY RESIDE

TO: **New Prospective Residents**

Please read the following instructions carefully.

Mainlands Section 5 is a Registered Senior Community. **The property must be occupied, at all times, by one permanent resident who is 55 years of age or older.** No permanent resident under the age of 18 is allowed.

A criminal and financial background check (done by a reporting agency of Mainlands Five's choice) is required to insure that the proposed purchaser, lessee, or transferee does not have a record of financial irresponsibility. No prior bankruptcies, foreclosures or bad debts, and has adequate financial resources available to meet his/her obligations to the Association.

You should be familiar with our Deed Restrictions, our Bylaws and our Rules and Regulations. At the Screening/Orientation interview, you must ask about any Restriction and/or Rule that you do not understand and it will be explained to you.

Any misrepresentation, omission, falsification of information on our forms may result in automatic disqualification of the application.

In an effort to maintain the appearance of the community, the Board of Directors of Mainlands Five diligently requires that everyone adheres to all the Restrictions all of which are enforced.

MAINLANDS FIVE, INC

Application for Residency (continued)

Instructions

For each (prospective resident) applicant, the application must be accompanied by: (Documentation must be in English) Number of residents, per household, is limited to 4, consisting of the owner or approved tenant, his or her immediate family.

Incomplete Packages will not be processed. A complete package must contain:

1. A completed signed application form.
2. A Non-Refundable fee consisting of \$100.00 Screening Fee plus \$50.00 per person to cover the cost of the background checks.
3. A completed, signed “Residential Screening Authorization Form” for each prospective resident. INCLUDING SPOUSES.
4. A signed, notarized Affidavit (Notarized by an American Notary).
5. Copy of the entire Sales Contract (containing Realtors Information)
6. A photo ID's (Driver's License, Passport, Voter Registration Card, Medicare Card and/or any 2 Official Photo ID cards or County Identification Card) for every prospective resident.
7. Non Refundable Screening Application fee of \$100. 00, plus \$50.00 per person for Credit and Criminal background checks. Not more than 4 residents per household will be allowed.
8. Bank Statements for the past 3 months.
9. Proof of Income (Social Security, Payroll Stubs, etc.)
10. Financial: Nobody whose FICO score is below 690 need apply. No History of Foreclosures of Personal Bankruptcies. Debt to Income Ratio at or below 35%
12. Criminal: The proposed purchaser, lessee, or transferee has been convicted of a felony involving violence to persons or property, sale, distribution, or use of controlled substances, or a felony demonstrating dishonesty or moral turpitude or has been charged with any such felonies and the person was not acquitted or the charges were not dropped;
11. For each pet:
 1. A snapshot of each pet. (There is a limit of 2 dogs each) and 2 cats).
 2. A copy of the Broward County License.
 3. A copy of the Vaccine Information for each Pet

MAINLANDS FIVE, INC
Application for Residency (continued)

WHAT TO EXPECT

Please allow 2 weeks (15 days) from submission of the completed application package for a decision to be rendered (including screening/orientation interview)

Return completed Application Package. (Please place in the Maintenance Box outside the Clubhouse). Incomplete applications will automatically be rejected. Once background checks are received, you will be notified of the date set for the "Orientation/Screening" interview.

Orientation/Screening Interviews are only conducted on Saturday mornings and all prospective residents must attend. If you work on the weekend, arrangements must be made to be absent from your job for at least one hour.

All screenings are conducted in English. If you do not speak and/or understand English, bring your own interpreter.

If approved, applicant (s) agree, without reservation of any nature, to abide by the Declaration of Restrictions, By-Laws, and Rules and Regulations as are in effect or as may be amended in the future.

Any misrepresentation, falsification or omission of information on these forms may result in automatic disqualification of the application. If any misrepresentation becomes evident after a Certificate of Approval is issued, the matter will be turned over to our attorneys and you will be responsible for all legal fees incurred.

In making the foregoing application, I am aware that the decision of the Mainlands Section Five Screening Committee will be final. No reason shall be required of the Board of Directors if this application is not approved. If your application is approved, you will be provided with a Certificate of Approval.

Application fee \$100.00 - Check or Money Order # _____

Background Checks fee \$50.00 per applicant:

Checks or Money Order # _____ Amounts: _____

MAINLANDS FIVE, INC
Application for Residency (continued)

Date Received: _____

PROPERTY ADDRESS: _____ Lot _____ Block _____

REALTOR: _____ Agency: _____ Phone # _____

DO NOT LEAVE ANY ITEM BLANK. PRINTING ON APPLICATION MUST BE LEGIBLE

I/WE submit herewith the following information for approval to:

(check one)

BUY _____ **INHERITANCE** _____ **RENT** _____ (Yearly Rental _____ (Seasonal Rental _____)

Additional Occupant _____ **Investment** _____

Investors note: (No rental for 2 years - Must pay 6 months Maintenance in advance.)

Applicant #1 - Qualifying Applicant

Applicant's Name: _____ **Date of Birth:** _____

Marital Status: Married _____ Single _____ Separated _____ Divorced _____

Telephone #: _____ **Cellular Telephone #:** _____

Applicant's Present Address: _____ **Rent** _____ **Own** _____

Previous Landlord _____ **Telephone #** _____ **How Long** _____

Occupation: _____

Vehicle Make _____ **Model** _____ **Tag #** _____

Company: _____ **Telephone #** _____

Position: _____ **Supervisor:** _____ **Salary per month \$** _____

E-Mail Address: _____

Signature

MAINLANDS FIVE, INC

Application for Residency (continued)

Applicant #2

Applicant's Name: _____ Date of Birth: _____

Marital Status: Married _____ Single _____ Separated _____ Divorced _____

Telephone #: _____ Cellular Telephone #: _____

Applicant's Present Address: _____ Rent _____ Own _____

Previous Landlord _____ Telephone # _____ How Long _____

Occupation: _____

Vehicle Make _____ Model _____ Tag # _____

Company: _____ Telephone # _____

Position: _____ Supervisor: _____ Salary per month \$ _____

E-Mail Address: _____

Revised June 2018

Signature

Applicant #3

Applicant's Name: _____ Date of Birth: _____

Marital Status: Married _____ Single _____ Separated _____ Divorced _____

Telephone #: _____ Cellular Telephone #: _____

Applicant's Present Address: _____ Rent _____ Own _____

Previous Landlord _____ Telephone # _____ How Long _____

Occupation: _____

Vehicle Make _____ Model _____ Tag # _____

Company: _____ Telephone # _____

Position: _____ Supervisor: _____ Salary per month \$ _____

E-Mail Address: _____

Revised June 2018

Signature

MAINLANDS FIVE, INC

Application for Residency (continued)

FAIR HOUSING ACT CENSUS

BLOCK _____ **LOT** _____

OWNER: **RENTER:**

PROPERTY ADDRESS: _____

HOMEOWNER: _____ **DATE OF BIRTH** _____

HOME TELEPHONE # _____ **CELLULAR #** _____

EMAIL ADDRESS: _____

OCCUPANT #1 NAME: _____ **DATE OF BIRTH** _____

OCCUPANT #2 NAME: _____ **DATE OF BIRTH** _____

OCCUPANT #3 NAME: _____ **DATE OF BIRTH** _____

PLEASE ATTACH A COPY OF A PHOTO ID FOR EVERY RESIDENT

(Driver's License, Passport, State ID)

IN CASE OF EMERGENCY:

NAME: _____

ADDRESS: _____

RELATIONSHIP: _____

TELEPHONE #: _____ **CELLULAR #** _____

EMAIL ADDRESS: _____

I hereby certify that the information contained in this Fair Housing Act Census is true and correct and that to falsify any information therein constitutes a violation of our governing documents.

Signature of Homeowner

Dated: _____

MAINLANDS FIVE, INC

Application for Residency (continued)

Applicant #4

Applicant's Name: _____ **Date of Birth:** _____

Marital Status: Married _____ Single _____ Separated _____ Divorced _____

Telephone #: _____ **Cellular Telephone #:** _____

Applicant's Present Address: _____ **Rent** ____ **Own** ____

Previous Landlord _____ **Telephone #** _____ **How Long** _____

Occupation: _____

Vehicle Make _____ **Model** _____ **Tag #** _____

Company: _____ **Telephone #** _____

Position: _____ **Supervisor:** _____ **Salary per month \$** _____

E-Mail Address: _____

Revised June 2018

Signature

AUTHORIZATION FOR EMAIL COMMUNICATIONS

We, _____ the prospective owners of property located _____, Tamarac, Florida, hereby authorize Mainlands Five, Inc. to direct communications to me, having to do with my property, via electronic mail at _____.

MAINLANDS FIVE, INC

Application for Residency (continued)

MUST BE COMPLETED BY EVERY PROSPECTIVE RESIDENT

RESIDENTIAL SCREENING AUTHORIZATION FORM

(Please Print) Name: _____ Sex: _____

Address: _____

City, State, Zip: _____

Social Security Number: _____ Date of Birth: _____

I give my authorization to this landlord, AccuData Inc, or any party or agency contacted by this landlord to obtain and verify the above information, concerning a credit report, criminal records, motor vehicle and other history. I understand that inquiries may be made to various federal and state agencies, employers, and references.

Applicant's Signature

_____ Date _____

(AccuData Inc. client information only)

Company Name: MAINLANDS FIVE, INC.

Contact Name: MICHAEL TAYLOR

Tel#: 954-486-0136

E-mail or Fax# (for results): MOT15001@comcast.net

Type of Screening Requested (please circle)

Package: 1 2 3 (4) Other Services: A B C D E F G H I J

MAINLANDS FIVE, INC
Application for Residency (continued)

INFORMATION FOR NEWCOMERS OF
MAINLANDS SECTION "V"

DATA RELATING TO VARIOUS PAYMENTS IS FOR HOMEOWNER'S ONLY

The Declaration of Restrictions (Paragraphs 6 & 7) mandate certain payments are required by "**ALL HOMEOWNERS**" of property located in Mainlands Section Five, their heirs or future buyers, as follows:.

Maintenance Payments are due monthly in the amount of \$60.00. The amount covers all expenses of the Recreational Facilities and includes lawn cutting at your home. Payments are due on the 1st day of each month. These payments may be made monthly, quarterly, twice a year or yearly. Whichever way you choose to make these payments, you must pay in advance, These payments need to be made by **check or money order**. (no cash). Please be sure to write your Lot and Block number on your **check** and make it payable to **Mainlands Five, Inc.** You may place the payment in the Maintenance collection box at the clubhouse or mailed to:

Margaret Taylor
Mainlands Five, Inc.
4890 NW 50th Street
Tamarac, Florida 33319

Garbage Pickup:

Bulk Pickup Mondays

Garbage Mondays and Thursdays:

Garbage which is contained in a covered garbage container may be placed on the curb Sunday & Wednesday night.

Recycle Thursdays:

Recycle Bin may be put on the curb Sunday night.

MAINLANDS FIVE, INC

Application for Residency (continued)

SUMMARY OF RULES AND REGULATIONS

A more detailed explanation of the following Rules and Regulations can be found in your Deed Restrictions and Bylaws and Rules and Regulations. Any violation of these Restrictions may result in legal action. PLEASE READ CAREFULLY AND INITIAL AT THE END OF EACH PARAGRAPH. MUST BE INITIALED BY ALL PROSPECTIVE RESIDENTS AND SIGNED BY THE QUALIFYING APPLICANT.

This Summary does not constitute a contract between Mainlands Five, Inc. and the undersigned prospective purchasers. This is merely presented as information to the new resident to make you aware as to the majority of the existing Deed Restrictions at the time of the Screening.

1. Residency. There must be someone permanently residing at the *property* who is over the age of 55 at all times. If the "over 55 resident" should move or for any other reason cease to reside in the property, the other residents must move or find an "over 55 resident to move in". The new "over 55" resident must be screened by the Board

2. Corporate Ownership Mainlands Five does not allow corporate ownership of any property. Any homeowner who applies personally to be approved and after the closing transfers title to a corporation will be required to transfer the property back to the personal ownership and will be subject to a fine.

3. Transfer of Title Any transfer of title without prior approval of the Board is not allowed.

MAINLANDS FIVE, INC. Application for Residency (continued)

4. Census To remain exempt from the application of the Fair Housing Amendments Act of 1988, as amended, which prohibits discrimination in the sale or rental of housing, the community must qualify for an exemption by providing housing for "older persons"..... It is also required by said Act that a Census be taken at least every two years. Any property owner or occupant who refuses or fails to provide documentation, as required by the Board, shall be assessed a monthly monetary fine as provided in the Association documents, which could result in a lien, until such time as said owner or occupant complies with said rules. The owner of the lot is ultimately responsible for furnishing the necessary information or documentation to the Board.

5. Rental A. Owners are not permitted to rent the property during the first two years of ownership.

B. Rentals in Mainlands Five are restricted to 10% of the homes (26 homes).

C. After two years of ownership, owners are restricted to not more than two different tenants per 12 month period.

D. After two years of ownership, any prospective tenant must be screened and approved prior to moving in. It is the responsibility of the owner to adhere to this Rule.

E. Room Rentals are NOT allowed under any circumstances.

MAINLANDS FIVE, INC. Application for Residency (continued)

6. Children. No children under the age of eighteen years of age are allowed to reside in Mainlands 5. Children under 18 may visit and stay as a guest for a period of time not to exceed 30 days in any calendar year.

7. Sheds No sheds will be constructed or placed on your property unless you submit, in writing, a Request for Approval of the Board. This Request must reflect the dimensions of the shed and proposed location. No “proposed” shed will be larger than 6' high x 8' wide by 6' deep.

8. Outside Changes Any outside changes are not to be started without Board approval. An application is to be submitted to the Board and it will be contemplated at the next ensuing Board meeting.

9. **Exterior House Paint** Prior to painting the outside of your home, a sample of the “proposed” new color must be submitted to the Board for approval. The colors must be “pastel” for the house itself. The trim may be of a darker shade.

10. Hedges
or
Fences There will be no fences or hedges placed in any property so as to define and/or separate the property lines. No trees which will grow together to form a hedge may be placed at or near any property line.

MAINLANDS FIVE, INC. Application for Residency (continued)

11 Parking **No vehicles will be parked on the lawn at any time.** If you or your guests park on the lawn, you are subject to a fine. Vehicles may be parked on the street up to 2:00 a.m.

12. Clothes

Lines All clothes lines must be retractable. Outdoor clothes drying activities are restricted to the rear yards

13. Driveways

All driveways shall be poured reinforced concrete, uninterrupted from side to side. No stone, black topped or patio stone parking areas or concrete-ribbon driveways are permitted., Driveways are permitted to the front of the home and may not be .divided

14 Maintenance Dues

Maintenance Payments are due monthly in the amount of \$60.00. This amount covers all expenses of pool and Clubhouse, and includes lawn cutting at your home. Payments are due on the **1st day of each month in the amount of \$60.00.** You may make these payments **monthly, quarterly, twice a year or yearly.** You may place your check in the Maintenance Box by the front door of the clubhouse.

MAINLANDS FIVE, INC Application for Residency (continued)

15. Property Your property is your responsibility. The association is not responsible for painting your house or your roof.

16. Signs No sign of any nature, with the exception of real estate signs are permitted.

17. Pets Pets are restricted to 4 domestic animals (any combination of dogs and cats, not to exceed 4 pets). If you have pets, they are not allowed to roam loose. You must walk them on a leash and **pick up** after them. All pets must be registered with the Association.

I/We have read and initialed each paragraph above and understand that as a homeowner and/or resident of Mainlands Five, these rules are to be adhered to.

Dated this _____ day of _____, 2018.

Signature

Signature

Signature

Signature

MAINLANDS FIVE, INC
Application for Residency (continued)

AFFIDAVIT

State of Florida

County of Broward

Before Me, the undersigned authority, on this day, personally appeared, _____, who is personally known to me, or who has provided satisfactory evidence in the form of _____ and who did Take an Oath, Deposes and says:

1. That the statements contained herein are based upon my personal knowledge and are freely made by me and that any falsification and/or misrepresentation on these forms may result in automatic disqualification of my application.
2. I recognize that the statements contained therein are being made by me and relied upon by the Mainlands Section 5 Homeowner's Association, for the specific purpose of considering my application for residency within the community.
3. I certify and affirm that the home will at all times be permanently occupied by _____ who is at least fifty-five (55) years of age or older.
4. I acknowledge that if, at any time, the home is not permanently occupied by an individual at least fifty five (55) years of age or older, who has submitted to the approval process of the Homeowner's Association, that such lack of occupancy by an authorized resident would be a violation of the Declaration of Restrictions of Mainlands Section 5, Recorded in the Public Records of Broward County, Florida and that enforcement action will be undertaken to correct the violation.
5. I acknowledge that I have received copies of the Deed Restrictions, Bylaws and Rules and Regulations of Mainlands Five, Inc. and that I have read and understood their contents and that I agree to abide by all rules and regulations contained in such documents and in all future changes to those documents.

FURTHER AFFIANT SAYETH NAUGHT.

Applicant Signature

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20_____.

Notary Public