



Application for BOD Approval

Information Sheet

1. A certificate of approval is required before applicant may buy or lease a condominium.
2. All leases and sales must be approved by the condominium association prior to tenant moving in or closing of sale. The association has first right of refusal on all sales.
3. All owners are ultimately responsible for their tenants and are required to furnish them with the association rules and regulations and use restrictions. Any fines brought about by the tenant's actions are ultimately responsible by the unit owner.
4. No satellite dishes are allowed on common property.
5. Before a condominium is rented or sold the prospective renter/buyer must pay a \$150 screening fee per person or \$150 married couple (money order or bank check only) payable to Farris Property Management. This fee must accompany the application and lease or sales contract. Please do not e-mail or fax application separately, hard copy only.
6. 1 Residential Screening Authorization form and 1 Disclosure and Authorization Agreement is needed per person
7. The seller shall give all condominium governing documents, including by-laws and rules and regulations to the buyer.
8. Current month's maintenance payments and unpaid assessments must be paid in advance of leasing a unit. Current month's maintenance payments and unpaid assessments must be paid at or before closing.
9. Except for small domestic birds and fish only two household pets are allowed. This can consist of 2 dogs or 2 cats or 1 dog and 1 cat whose total combined weight cannot exceed 100 pounds. No other animal of any kind is allowed on property in any capacity.
10. The association has first right of refusal on all sales and has 20 days to enact this clause.
11. Please allow up to 30 days for processing.

Applicant's name: _____

Applicant's phone number: _____

Applicant's email address: _____

Applicant's name: _____

Applicant's phone number: _____

Applicant's email address: _____

Unit Address: _____

Vehicle: _____
Year Make Model Color Tag #

Vehicle: _____
Year Make Model Color Tag #

Please provide the following personal information: List all

occupants

Name: _____ Phone number: _____

Name _____ Phone number: _____

Name _____ Phone number: _____

Mailing address (if different than unit address):

Employer: _____

Phone number: _____

Emergency contact:

Name: _____

Phone number: _____

Please provide 2 references:

Name: _____ Phone number: _____

Name: _____ Phone number: _____

By signing this document, I am attesting to the fact I will obtain all condominium governing documents either from the owner/seller or the association (a charge can apply) and I agree to abide by all rules and regulations and governing documents. I further acknowledge that ignorance of any rule, regulation or governing document does not release me from obligation to abide by these rules. I also agree to allow the Association to perform appropriate background, eviction and credit checks.

Prospective buyer or lessee

Date

Prospective buyer or lessee

Date

I give my full authorization to disclose any credit or background information as a result of this application to the unit's owner.

Prospective lessee

Date



POINSETTIA LANDINGS

CONDOMINIUM ASSOCIATION

-Poinsettia Landings Condo Assoc. Inc.

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ ST: _____ Zip: _____

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

Tel#: _____ Cel#: _____



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 or Credit Bureau Services 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

124 N.E. 3rd Street
Pompano Beach, FL 33060
kip@farrisproperty.com
(954) 786 7414 phone



PET REGISTRATION FORM

OWNER: _____

ADDRESS: _____

TELEPHONE NUMBER:(____) _____

ONLY TWO PETS PER HOUSEHOLD PERMITTED (2 DOGS or 2 CATS or 1 DOG & 1 CAT FOR OWNERS)
TENANTS WILL NEED BOARD APPROVAL

Pet 1: Breed: _____ Name: _____ Coloring: _____

Pet 2: Breed: _____ Name: _____ Coloring: _____

PLEASE INCLUDE PHOTO OF PET FOR IDENTIFICATION PURPOSES

I DO NOT OWN A PET _____

Please remember all dogs are to be walked on a leash. The dog's owner may not walk the dog within the courtyards for toilet purposes, and the dog's owner is responsible for the dog's excretion.

Owner/Tenant agrees to indemnify, hold harmless and defend the owners, agents and employees of the property against all liability, judgments, expenses or claims by a third party for any injury against any person or damage to any property caused by any pet or animal possessed or brought onto the property by the tenant/owner

By my signature below, I verify that I have read and understand the above and will abide by the Rules and Regulations of Poinsettia Landings Condominium Association, Inc. in this regard.

Printed Name

Signature

Printed Name

Signature

FORMS MUST BE SIGNED WHETHER YOU HAVE A PET OR NOT

124 N.E. 3rd Street Pompano
Beach, Fl 33060
kip@farrisproperty.com

(954) 786 7414 phone



Poinsettia Landings Condominium Association, Inc.

c/o Farris Property Management, Inc.

124 NE 3rd Street Pompano

Beach, FL 33060

(954) 786-7414 Fax (954) 943-8677

chris@farrisproperty.com

RULES AND REGULATIONS ACKNOWLEDGEMENT FORM

I (We) the undersigned do hereby acknowledge receipt of the Poinsettia Landings Condo Association, Inc. Rules and Regulations.

UNIT NUMBER: _____ **DATED:** _____

Signature

Signature

Print Name

Print Name

124 N.E. 3rd Street
Pompano Beach, Fl 33060
kip@farrisproperty.com
(954) 786 7414 phone