

SILVER SHORES LEASEHOLDERS ASSOCIATION, INC.

751 Tropical Drive, Key Largo, Florida 33037

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LEASE ASSIGNMENT PURCHASE APPLICATION

- There is a \$100.00 non-refundable processing fee. **Paid by buyer**
- The check must accompany this application.
- If the completed application is not received three weeks prior to approval there is an additional \$100.00 fee. **Paid by buyer**
- A copy of the buyer's driver's license, or government issued ID.
- The Board has the discretion to do a background check on first-time applicants.
- **Background Check \$40.00 per person- Paid by buyer**
- **Estoppel Fee \$250.00 Paid by seller**

This application is made to the Board of Directors of the Association who, in accordance with Article VI, Section 10, Paragraph 2) of the Bylaws of the Association, have the duty and responsibility for approval or disapproval of proposed purchasers of Silver Shores: properties.

I/agree to meet, in person or via video conference, with a designated Silver Shores Orientation Meeting representative. I/we will prepare by reading the Governing Documents and Rules & Regulations of Silver Shores. I/we understand that without this meeting, no Estoppel Letter will be issued, and you will not be allowed to transfer property

~ A COPY OF THE COMPLETE SALES CONTRACT MUST ACCOMPANY THIS ORIGINAL APPLICATION FORM ~

Address of property for sale _____

Leaseholder's Name(s) _____ Phone # (____) ____ - _____

Leaseholder's Email Address _____

Cell Phone # (____) ____ - _____

I/we wish to sell my property listed above. At closing I/we agree to furnish the proposed purchaser with a copy of Silver Shores Governing Documents (\$25.00), six (6) Recreational Tags(\$10.00.ea), two visitor parking tags (\$5.00 ea), and a copy of the Restated and Revised Rules and Regulations (\$5.00) or be charged a fee of \$100.00 or a portion thereof depending on what, if anything, is missing.

A copy of the Silver Shores current Rules & Regulations is attached to this application.

I/we will furnish the proposed purchaser with a "Statement of Account" indicating how much, if any, is due the Association on my property, and agree to arrange for payment in full at, or prior to, the closing on this property.

Dated _____ Agent _____

Signed _____ (Seller Printed) _____

Signed _____ (Seller Printed) _____

Phone# (____) ____ - _____ Phone# (____) ____ - _____

Closing Date: _____

Purchaser's Full Name _____ DOB _____
Driver's License # _____
City & State _____ Zip _____

Purchaser's Full Name _____ DOB _____
Driver's License # _____
City & State _____ Zip _____

Present Home Address _____ How long _____
City & State _____ Zip Code _____
Phone (____) ____ - _____

Purchaser's E-mail _____
Cell Phone (____) ____ - _____

Proof of age of person over 55 including photo must accompany this application.

I/we desire to [purchase the above property with the intention of:
() Residing as leaseholder on a full-time basis.
() Not occupying the home at this time.
() Residing as leaseholder on a part-time basis.

In Case of Emergency, Notify:

Name _____ Relationship _____ Phone _____
Address _____ City _____ State _____ Zip _____

Pets

(Limit of two (2) pets) Covenants & Restrictions, Article V, Section 6; Bylaws, Article X, Section 6.
() Dog () Cat () Other _____ () None
Breed _____ Weight _____

Vehicles: Auto, RV, Travel Trailers, Motorhome, Boat, Trailer

Type: _____ Make _____ YR _____ LIC# _____ State _____
Type: _____ Make _____ YR _____ LIC# _____ State _____

Personal References

Name _____ Address _____

City & State _____ Zip _____ Phone _____

Name _____ Address _____

City & State _____ Zip _____ Phone _____

Children in the Family

Children in: AGE: _____

Your Family: SEX: _____

Circle who will be living with you (if none, so state) _____

Number of Grandchildren _____

Please complete information of all other persons who will occupy your home.

Name	Relationship	Age	Length of Stay
_____	_____	_____	_____
_____	_____	_____	_____

Agreements

I/we agree to meet with the Silver Shores Interview Committee prior to closing.

I/we understand that closing prior to approval by the Silver Shores Board of Directors may cause the sale to be voided.

The seller will bring to closing, a copy of Silver Shores Leaseholders Association, Inc. Governing Documents, six (6) recreational tags, two (2) visitor-parking tags and the Restated and Revised Rules and Regulations.

I have been given and have read a copy of the current Rules and Regulations of the Silver Shores Leaseholders Association, Inc. and agree to comply with these rules, including:

SILVER SHORES is an OVER 55 COMMUNITY. *No home shall be occupied by a person under 55 years of age unless the home is also occupied by a person over 55 years of age; except with the approval of the Board of Directors, children of leaseholders who are over 21 years of age may temporarily reside for a maximum of 30 days each calendar year without the leaseholder(s) present. No home shall be occupied by persons under 21 years of age; except, immediate family member under 21 years of age may reside for 30 days each calendar year providing a leaseholder fifty-five (55) years of age or older is present. Each lot shall be used as a residence for a single family and for no other purpose. No home shall be loaned or otherwise made available when leaseholder is not present without the approval of the Board of Directors.*

Buyer(s) must initial here: _____

I/we acknowledge receipt of the "Statement of Account" on the above-named property and agree that if any unpaid balances appear on said statement they will be satisfied at time of closing.

I/we agree to furnish the Secretary of the Association a copy of my Assignment of Lease with the Monroe County Official Records Stamp for inclusion in the transfer book of the Association.

I/we represent that all of the above information is factual and hereby grant permission for the Association to make inquiries concerning this application and, in particular, the above references.

I/we understand that any approval by the Silver Shores Board of Directors of my purchase of the above property is based upon the truthfulness of this application and my compliance with terms of the above-named regulatory documents.

I/we understand and agree that the Association's consent to my occupancy may be withdrawn in the event of misrepresentation or my failure to comply with the said Rules and Regulations

Dated _____ **Signed** _____
Purchaser

Dated _____ **Signed** _____
Purchaser

Interviewer(s) _____ Date _____

Remarks _____

This application is Approved () Disapproved () Date _____

For Silver Shores Leaseholders Association Inc.

_____ Title _____

_____ Title _____

Gov. Doc's _____ (2) Visitor Parking Tags _____ (6) Recreational Tags _____

R&R _____

Sale Completed _____

Welcome Letter Sent _____

Form adopted be Board of Directors 3/10/99; Revised 1/17/01; 12/10/03; 3/17/04; 1/2/08; 3/10/10
6/13/2012; 3/12/14; 5/18/16; 06/17/20; 09/10/20

**Proposed New Leaseholder's
Acknowledgement and Receipt
Of Restated and Revised
Rules and Regulations including Penalty Procedures**

Effective October 16, 2019

I/We _____
(Print name of each new leaseholder)

acknowledge receipt of, have read and agree to the contents of the Restated and Revised Rules and Regulations of Silver Shores, which include the Procedures and Penalties for Violations.

I/we have read, understand, and agree to the full compliance of any and all such Rules and Regulations. I/we hereby consent and agree that if I /we do commit any violation of the Rules and Regulations that result in fines or penalties, the Board of Directors can levy a lien against my property.

As the leaseholder(s), I /we will be notified in writing when a violation occurs and will be given fourteen (14) days to respond.* If a second notice is necessary, a \$75.00 per diem amount will be in force until paid or until fine reaches \$1,000.00. I/we understand that if the fine accumulates to \$1000.00 a lien could be placed on my/our property. Be aware that foreclosure of property can occur.

SIGNED _____ DATE _____
(New Leaseholder)

SIGNED _____ DATE _____
(New Leaseholder)

*Please see Article XV, page 7 of Rules and Regulations

Adopted by BOD 3/05/2014