



Madison Place of Pompano Beach
Homeowners Association, Inc.
1001 Northwest 33RD Manor
Pompano Beach, FL 33064-5931

Reviewed and approved by:
Reifkind, Thompson & Rudzinski, LLP
May 2019

DENIAL LISTING

Any application(s) that meets any of the following criteria will be denied without prejudice.

Application Fees are NOT refundable for any reason(s).

- ☐ Application is incomplete; and/or
- ☐ Application is inaccurate; and/or
- ☐ Application has not been received for each individual over the age of 18 who is a non-dependent adult who will either be an occupant or an owner or who is a manager and/or owner in a corporation; and/or
- ☐ Legible Color Image of Government-Issued Photo ID for each applicant has not been received; and/or
- ☐ Application is not accompanied by acceptable proof of income in the form of verifiable paystub(s), verifiable IRS Form W-2('s), and or verifiable and signed U.S. Tax Return(s); and/or
 - Note: Only income upon which taxes are paid shall be considered; and/or
- ☐ Application fails to identify material fact(s); and/or
- ☐ Application fails to identify all occupant(s), animal(s), vehicle(s), corporation manager(s), corporation member(s); and/or
- ☐ Application payment has not been received; and/or
- ☐ Applicant(s) has completed probation, parole or other court-ordered criminal sentencing requirements less than thirty-six (36) months prior to application date; and/or
- ☐ Background reveals behavior(s) within the past seven (7) years from date of application that are inconsistent with Federal, State, Local Laws & Ordinances or would be considered a violation of the Documents of the Association; and/or
- ☐ Background reveals behavior(s) within the past seven (7) years from date of application that could threaten the safety, well-being, health, wellness, quality of life or Peaceful and/or Quiet Enjoyment of residents within the Association; and/or
- ☐ Background demonstrates behavior(s) that could result in lower value(s) of Association- or Owner-owned property(ies) within the Association; and/or
- ☐ Applicant(s) has had an eviction **FILED** against them within the past seven (7) calendar years from date of application; and/or
- ☐ Applicant(s) has had a Restraining Order (temporary or otherwise) filed against them within the past seven (7) calendar years from the date of application; and/or
- ☐ Applicant(s) has ongoing legal action(s) (criminal or civil) that could impact their financial stability or their ability to adhere to the Documents of the Association; and/or
- ☐ Single application has a credit score below 675 (applies to tenant and/or owner applications); and/or
- ☐ Multiple applications have an average credit score below 675 (applies to tenant and/or owner applications); and/or
- ☐ Occupancy exceeds limits outlined in Federal, State, Local Laws/Ordinances OR the Documents of the Association; and/or
- ☐ The total gross income of the applicant(s) is less than three (3) times the monthly rent or estimated mortgage amount in the aggregate; and/or
- ☐ The total available credit of the applicant(s) is less than three (3) times the monthly rent or estimated mortgage amount in the aggregate; and/or
- ☐ Applicant(s) credit report(s) shows three (3) or more missed or late payments within the past eighteen (18) months; and/or
- ☐ Applicant(s) has moved into the Association prior to authorization by the Board of Directors and has violated the Documents of the Association; and/or
- ☐ Insufficient information is available to the Association to determine whether any of the aforementioned risk criteria are in place leaving the Association in a position where it cannot adequately assess risks of approval.



MANAGED
BY

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