

MAINLANDS FIVE, INC.

A Not-For-Profit Corporation
4890 NW 50th Street
Tamarac, Florida 33319
954-497-4743

Web Address: Mainlandsfive.com

Email Address: application.mainlandsfive@gmail.com

APPLICATION FOR RESIDENCY/PURCHASE

PLEASE NOTE: *This is an adult community which requires someone in the household to be at least 55 years of age and residing there daily.*

Nobody under the age of 18 is allowed to permanently reside within this community.

Please read the following instructions carefully.

- A criminal and financial background check (done by a reporting agency of Mainlands Five's choice) is required to ensure that the proposed purchaser does not have a record of financial irresponsibility.
- No prior bankruptcies, foreclosures or bad debts are permitted and adequate financial resources must be demonstrated to meet all fiduciary obligations to the Association.
- You should be familiar with our Deed Restrictions, our Bylaws and our Rules & Regulations.
- Any misrepresentation, omission, falsification of information on our forms will result in automatic disqualification of the application.
- In an effort to maintain the appearance of the community, the Board of Directors of Mainlands Five requires that everyone adheres to all of the Deed Restrictions.

MAINLANDS FIVE, INC.

Application for Residency/Purchase

Instructions

(Special Note): The number of Residents per household is limited to 4. The household component must consist of the owner and/or approved resident(s). For each (prospective resident) applicant, the application must be accompanied by the documentation listed below **(ALL Documentation must be in English)**:

1. A completed signed application for residency form.
2. A **Non-Refundable** fee consisting of \$100.00 Screening Fee plus \$60.00 per person to cover the cost of the background checks. Not more than 4 residents per household will be allowed.
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 (Driver's License, Passport, Voter Registration Card, Medicare Card and/or any two (2) Official Photo ID cards or County Identification Card) for every prospective resident.
7. Bank Statements for the past 3 months.
8. Proof of income (Social Security, Payroll Stubs, etc.).
9. A pre-approval letter from the lending institution.
10. A Loan Estimate and Loan Commitment from the lending institution.
11. Financial: **Nobody whose FICO score is below 700 need apply.** No History of Foreclosures or Personal Bankruptcies. Debt to Income Ratio at or below 35%.
12. Criminal: If the proposed purchaser, lessee, or transferee has been convicted of a felony involving (a) violence to persons or property; (b) sale, distribution, or use of controlled substances, or (c) a felony demonstrating dishonesty or moral turpitude, the applicant will be automatically NOT approved.
13. For each pet:
 - A snapshot of each pet. Allowable pets are dogs and cats. There is a total limit of four (4) pets per household.
 - A copy of the Broward County License.
 - A copy of the Vaccine Information for each Pet.

Incomplete Packages will NOT be processed.

MAINLANDS FIVE, INC.

Application for Residency/Purchase (continued)

What to Expect

- Please allow 3 weeks (15 business days) from submission of the completed application package for a decision to be rendered (including screening/orientation interview).
- Return this completed Application Package (all pages). (Please place in the Maintenance Box outside the Clubhouse). Incomplete applications will automatically be rejected. Once the background checks are received, you will be notified of the date set for the "Orientation/Screening" interview.
- Orientation/Screening Interviews are conducted by appointment "ONLY". All prospective residents must attend.
- All screenings are conducted in English. If you do not speak and/or understand English, bring your own interpreter.
- If approved, applicants agree, without reservation of any nature, to abide by the Declaration of Restrictions, By-Laws, and Rules & Regulations 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.

Fee Type		Amount (US currency)	Check or Money Order #
Application:		\$100.00	
Background check:	Resident Name		
Resident #1		\$60	
Resident #2		\$60	
Resident #3		\$60	
Resident #4		\$60	

- Make your check or money order payable to Mainlands Five, Inc.
- Mail or deliver this package to: RESIDENCY APPLICATIONS, 4890 NW 50th ST, TAMARAC, FL 33319

MAINLANDS FIVE, INC.
Application for Residency/Purchase (continued)

Property Address	
Lot #	
Block #	
Realtor Name	
Realtor Agency	
Realtor 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 ☐ Investment ☐ Additional Occupant(s): (limit of 3)

INVESTOR'S NOTE:

No rental is permitted during the first 2 years of ownership.

Six (6) months Maintenance is due in advance.

Applicant #1-Qualifying Applicant																															
Applicant's Name:																															
Date of Birth:																															
Marital Status:	<input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Separated <input type="checkbox"/> Divorced																														
Telephone#:	Mobile:															Home:															
Email Address:																															
Applicant's Present Address:	<input type="checkbox"/> Rent <input type="checkbox"/> Own																														
Previous Landlord:	Name:										Phone#:										How long:										
Occupation:																															
Company:	Name:															Telephone#:															
	Position:										Supervisor:										Salary per month: \$										
Driver's License:	DL #:															State:															
Vehicle:	Model:															Tag #:															
Print Name:																															
Signature:																															
Date:																															

MAINLANDS FIVE, INC.

Application for Residency/Purchase (continued)

Applicant #2

Applicant'sName:	
Date of Birth:	
Marital Status:	<input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Separated <input type="checkbox"/> Divorced
Telephone# :	Mobile: Home:
Email Address:	
Applicant's Present Address:	<input type="checkbox"/> Rent <input type="checkbox"/> Own
Previous Landlord:	Name: Phone#: How long:
Occupation:	
Company:	Name: Telephone#:
	Position: Supervisor: Salary per month: \$
Driver's License:	DL #: State:
Vehicle:	Model: Tag #:
Print Name:	
Signature:	
Date:	

Applicant #3

Applicant's Name:																																	
Date of Birth:																																	
Marital Status:	<input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Separated <input type="checkbox"/> Divorced																																
Telephone#:	Mobile:															Home:																	
Email Address:																																	
Applicant's Present Address:	<input type="checkbox"/> Rent <input type="checkbox"/> Own																																
Previous Landlord:	Name:										Phone#:										How long:												
Occupation:																																	
Company:	Name:															Telephone#:																	
	Position:										Supervisor:										Salary per month: \$												
Driver's License:	DL #:															State:																	
Vehicle:	Model:															Tag #:																	
Print Name:																																	
Signature:																																	
Date:																																	

MAINLANDS FIVE, INC.

Application for Residency/Purchase (continued)

Applicant #4	
Applicant's Name:	
Date of Birth:	
Marital Status:	<input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Separated <input type="checkbox"/> Divorced
Telephone#:	Mobile: Home:
Email Address:	
Applicant's Present Address:	<input type="checkbox"/> Rent <input type="checkbox"/> Own
Previous Landlord:	Name: Phone#: How long:
Occupation:	
Company:	Name: Telephone#:
	Position: Supervisor: Salary per month: \$
Driver's License:	DL #: State:
Vehicle:	Model: Tag #:
Print Name:	
Signature:	
Date:	

AUTHORIZATION FOR EMAIL COMMUNICATIONS

We, _____ the prospective owner(s)/designee of property located at _____ Tamarac, Florida, hereby authorize Mainlands Five, Inc. to direct communications to me having to do with my property, via email at _____.	
Signature:	
Print Name:	
Date:	

MAINLANDS FIVE, INC.

Application for Residency/Purchase (continued)

Fair Housing Act Census

PLEASE NOTE: This form must be updated and renewed every 2 years.

Block:	Lot:
Property Address: <input type="checkbox"/> Homeowner <input type="checkbox"/> Renter	
Homeowner Name:	
Date of Birth:	
Telephone:	Home: Mobile:
Email Address:	

Occupant #1	Name:	Date of Birth:
Occupant #2	Name:	Date of Birth:
Occupant #3	Name:	Date of Birth:
Occupant #4	Name:	Date of Birth:

PLEASE ATTACH A COPY OF A PHOTO ID FOR EVERY RESIDENT

IN CASE OF EMERGENCY (*Must NOT reside at above address*)

Name:	
Address:	
Relationship:	
Telephone:	Home: Mobile:
Email Address	
<i>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.</i>	
Signature of Homeowner(s):	
Print Name(s):	
Date:	

MAINLANDS FIVE, INC.

Application for Residency/Purchase (continued)

RESIDENTIAL SCREENING AUTHORIZATION FORM

PLEASE NOTE: This form must be completed by EACH prospective resident

You MUST list ALL of your Middle Names

Name* (Please Print):	Sex:
Address (Include City, State and Zip Code):	
Social Security Number:	Date of Birth:
Driver License #:	State:
I give my authorization to Mainlands Five, Inc., Accudata Inc., or any party or agency contacted by Mainlands Five, Inc. 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:	
Print Name:	Date:

(Official use only: AccuData client Information)

Company Name:	Mainlands Five, Inc.
Contact Name:	Paul Fagan
Telephone#:	954-931-3932
Email or Fax#:	paul.mainlands5@gmail.com
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Type of screening:	
Package: 1 3	
Other Services:	B C D E F G H I

MAINLANDS FIVE, INC.
Application for Residency/Purchase (continued)

INFORMATION FOR NEWCOMERS OF MAINLANDS SECTION 5

PLEASE NOTE: Data relating to various payments is for homeowners 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 \$100.00.
- The amount covers the expense of the Recreational Facilities and includes lawn cutting at your home.
- Payments are due on the 1st day of each month. **If payment is received after the 10th of the month, a \$25 fine will be applied.**
- Payments may be made monthly, quarterly, twice a year or yearly by check or money order (**NO CASH**).

Whichever way you choose to make these payments, you must pay in advance.

- **Include your Lot and Block number on the check and make it payable to Mainlands Five, Inc.**
- Place the payment in the Maintenance collection box at the clubhouse or mail to:
Mainlands Five, Inc.,
4890 NW 50th Street,
Tamarac, FL 33319

Garbage Pickup

Bulk Pickup:	Mondays
Garbage:	Mondays and Thursdays <i>Garbage which is in a covered garbage container may be placed on the curb Sunday & Wednesday night.</i>
Recycle:	Thursdays <i>Recycle Bin may be put on the curb Wednesday night.</i>

MAINLANDS FIVE, INC.

Application for Residency/Purchase (continued)

SUMMARY OF RULES AND REGULATIONS

A more detailed explanation of the following Rules and Regulations can be found in your Deed Restrictions, Bylaws and Rules & Regulations. Any violation of these Restrictions may result in legal action.

PLEASE READ CAREFULLY. ALL APPLICANTS MUST INITIAL EACH OF THE 17 PARAGRAPHS AND SIGN ON PAGE 14 FOR THE APPLICATION TO BE VALID.

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

Rules and Regulations		Initials
1. Residency	There must be someone over the age of 55 permanently residing at the property 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 and will be subject to a fine, attorney costs and court fees.	
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, 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.	

MAINLANDS FIVE, INC.

Application for Residency/Purchase (continued)

SUMMARY OF RULES AND REGULATIONS

Rules and Regulations			Initials
5. Rental A.	Owners are not permitted to rent the property during the first two years of ownership.		
B.	Non owner occupied residences 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.		
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 FROM the Board. This Request must reflect the dimensions of the shed and proposed location.	

MAINLANDS FIVE, INC.
Application for Residency/Purchase (continued)

SUMMARY OF RULES AND REGULATIONS

Rules and Regulations			Initials
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 Board meeting.	
9.	Exterior House Paint	Paint should not be purchased until color is approved for house and trim. Prior to painting the outside of your home, a sample of the "proposed" new color(s) must be submitted to the Board for approval.	
10.	Hedges or Fences	There will be no hedges placed on 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.	
11.	Parking	No vehicles may be parked on the lawn at any time. If you or your guests or workers park on the lawn, you are subject to a fine. Vehicles parked on the street fall under city guidelines.	
12.	Clothes Line	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 and cover all expenses of Pool, Clubhouse, and Lawn cutting. Payments are due on the 1st day of each month in the amount of \$100.00. If payment is received after the 10th of the month, a \$25 fine will be applied. Checks and money orders are the only acceptable forms of payment. Payments should be submitted in the Maintenance Box at the entrance of the clubhouse or Mail to: Mainlands Five, Inc., 4890 NW 50th Street, Tamarac, FL 33319. PUT YOUR BLOCK & LOT NUMBER ON THE LEFT CORNER OF CHECK.	

MAINLANDS FIVE, INC.

Application for Residency/Purchase (continued)

SUMMARY OF RULES AND REGULATIONS

Rules and Regulations			Initials
15.	Property	Your property is your responsibility. The association is not responsible for painting your house or your roof. You hold an individual responsibility in our collective effort to keep our community pristine.	
16.	Signs	No sign of any nature, except for real estate or security signs is permitted. If any sign violation occurs, the violator can be assessed daily fees for every day the violation persists.	
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 _____, 20_____

Print Name:	Signature:
Print Name:	Signature:
Print Name:	Signature:
Print Name:	Signature:

MAINLANDS FIVE, INC.
Application for Residency/Purchase (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 (*Driver's License, passport, or other state acceptable Identification*) 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 herein 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 someone who is at least fifty-five (55) years of age or older. The 55 and older individual is (Name) _____.
4. I acknowledge that if, at anytime, 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 understand 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 Signature and Stamp