

STERLING VILLAGE CONDOMINIUM, INC.

APPLICATION

FOR SALES/TRANFER OF TITLE

(30 days must be allowed for processing or subject to an additional \$500 fee)

_____/_____/_____
EXPECTED CLOSING DATE

Applicants must submit:

1. the completed application package (including sales contract),
2. proof of age verification
3. copy of current vehicle registration
4. appropriate fees to Seacrest Services.

Applications will NOT be accepted at Sterling Village.
Incomplete applications will be rejected and returned unprocessed.

Completed application package must include:

\$100.00 cashier check/money order (per married couple/per applicant)
to Seacrest Services, Inc.

\$50.00 cashier check/money order (per married couple/per applicant)
to Sterling Village Condo, Inc.

\$500 cashier check/money order (per married couple/per applicant) to Sterling
Village Condo, Inc. for expediated application fee, if applicable

Must be submitted to:

Sterling Village Condominium, Inc.
C/O Seacrest Services, Inc.
Attention: Sales & Lease Division
2101 Centrepark West Drive, Suite 110
West Palm Beach, FL 33409

Seacrest Sales and Lease Division hours: Monday – Friday 8:30 a.m. to 4:30 p.m.
Telephone: 561-697-4990 FAX: 561-697-4779

Sterling Village Sales and Lease hours: Monday-Friday 10:00 a.m.-2:00 p.m.
Telephone: 561-732-4155 Fax: 561-732-0537
Email: corpsec@sterlingvillage.net

STERLING VILLAGE CONDOMINIUM, INC.

C/o Seacrest Services, Inc.

IMPORTANT INFORMATION

Please complete the application. Do NOT omit requested information. Follow instructions to avoid having the application returned. See attached documents with pertinent information and fees.

- APPLICANT MAY NOT OCCUPY UNIT WITHOUT SPECIFIC APPROVAL OF THE ASSOCIATION.
- Owners MUST have a zero (\$0.00) balance account (no funds due) to the Association or Management prior to approval. If funds are due a Pre-HUD is required.
- Unit must be owned for two full calendar years before the unit is eligible for lease. Only one lease per calendar year is permitted.
- Applicants must be made aware of the FAIR HOUSING ACT OF 1988 which states:
The Act allows each Association to qualify themselves as "Housing for Older Persons" approving vote of the unit owner coupled with meeting other Federal requirements. According to this act, it is required that at least ONE (1) occupant/purchaser must be at least fifty-five (55) years of age. Applicants must have a recommended credit score of at least 700.
- All applicants, occupants and/or their guests are expected to abide by the governing Association's documents as well as the rules & regulations.
- Sterling Village is a NO PET community. Service/comfort animals MUST have all appropriate paperwork with certification of the applicant's medical need/treatment and veterinarian documentation.
- Any additional fees for international background checks will be the responsibility of the applicant and shall be made due at the time of application submission, payable directly to Seacrest Services. The cost of the international background check is non-refundable.
- In order to verify the information you provided on your application and to facilitate the processing, the following Information is required – Please be sure your responses are written or printed in a legible manner:

My signature below acknowledges and confirms my understanding and agreement to comply with the above summary and all governing rules & regulations of the Sterling Village Condominium, Inc.

Purchaser #1 Signature

Purchaser #2 Signature

Print Name

Date

Print Name

Date

STERLING VILLAGE CONDOMINIUM, INC.
C/O Seacrest Services, Inc.

Building Unit to be sold/transferred _____
Proposed closing date

Current Owner/Seller name(s)

Current Owner/Seller Contact Number

(_____) _____ (_____) _____

Buyer(s)' Name(s)

(_____) _____
Buyer's Contact Number Buyer's Email address

Buyer #1 Name ____/____/____
Date of Birth Are you Active Duty Military?
Yes (provide proof) No

Driver License Number Email Address ____-____-____
Phone Number

Buyer #2 Name ____/____/____
Date of Birth Are you Active Duty Military?
Yes (provide proof) No

Driver License Number Email Address ____-____-____
Phone Number

REALTOR NAME (_____) _____
Realtor Contact Number

Will you apply for a mortgage? _____NO _____ YES

If you replied yes, please provide the following: Name of mortgage company/bank/attorney/title

Company: _____

Contact Information: _____

STERLING VILLAGE CONDOMINIUM, INC.
c/o Seacrest Services

PLEASE SUPPLY BUYER'S PREVIOUS ADDRESS

Buyer #1 Address (Street, City, State, Zip Code)

Buyer #2 Address (Street, City, State, Zip Code)

Please List All Occupants (including the buyer) who will reside at the residence if approved:

_____	____/____/____	_____
Name	Date of Birth	Relationship to Applicant

_____	____/____/____	_____
Name	Date of Birth	Relationship to Applicant

_____	_____	____-____-____
Emergency Contact Name	Relationship	Emergency Contact Number

Emergency Contact Address (Street, City, State, Zip Code)

EMPLOYMENT REFERENCES – IF RETIRED, PLEASE PROVIDE MOST RECENT EMPLOYER

Buyer #1 Retired ____ yes ____ no

Buyer #2 Retired ____ yes ____ no

Buyer #1 – Employer Name

Buyer #2 – Employer Name

Employer Address (City, State, Zip Code)

Employer Address (City, State, Zip Code)

Employer Contact Number

Employer Phone Number

Buyer's Position - Time Employed

Buyer's Position – Time Employed

SOCIAL REFERENCES:

List two person with complete addresses and contact numbers who may be contacted.

1. _____ (____) _____
Reference #1 name Reference #1 contact number

Reference #1 address
2. _____ (____) _____
Reference #2 name Reference #2 contact number

Reference #2 address

FINANCIAL REFERENCES

BANK #1 Name	Street address	City, State, Zip
_____	_____	_____
BANK #1 Account #1 (checking/savings)	Bank #1 PHONE NUMBER	

BANK # 2 NAME	STREET ADDRESS	CITY, STATE, ZIP
_____	_____	_____
BANK # 2 ACCT. (CHECKING/SAVINGS)	BANK # 2 PHONE NUMBER	

GENERAL INFORMATION

HAVE YOU EVER:

BEEN EVICTED?	APPLICANT # 1 <input type="checkbox"/> YES <input type="checkbox"/> NO	APPLICANT # 2 <input type="checkbox"/> YES <input type="checkbox"/> NO
BROKEN A RENTAL AGREEMENT?	APPLICANT # 1 <input type="checkbox"/> YES <input type="checkbox"/> NO	APPLICANT # 2 <input type="checkbox"/> YES <input type="checkbox"/> NO
BEEN CONVICTED OF A VIOLENT FELONY?	APPLICANT # 1 <input type="checkbox"/> YES <input type="checkbox"/> NO	APPLICANT # 2 <input type="checkbox"/> YES <input type="checkbox"/> NO
RECEIVED DEFERRED ADJUDICATION FOR A FELONY?	APPLICANT # 1 <input type="checkbox"/> YES <input type="checkbox"/> NO	APPLICANT # 2 <input type="checkbox"/> YES <input type="checkbox"/> NO
APPLIED FOR BANKRUPTCY WITHIN THE LAST 7 YEARS?	APPLICANT # 1 <input type="checkbox"/> YES <input type="checkbox"/> NO	APPLICANT # 2 <input type="checkbox"/> YES <input type="checkbox"/> NO

What will be your primary address: _____

Address of second home (if any): _____

Vehicle Information

Number of vehicles used by occupants of your unit: _____ NOTE: Each Unit is assigned only one (1) parking space. No commercial or recreational vehicles of any kind are allowed on the premises. Bed covers are required for all pick-up trucks. Each vehicle must have an owner parking sticker affixed to the windshield. Violations to this rule are subject to towing at vehicle owner's expense. Include a copy of the vehicle registration with this application.

YEAR	MAKE	MODEL	TAG NUMBER
YEAR	MAKE	MODEL	TAG NUMBER

ACKNOWLEDGEMENT:

I/We understand that consideration for a purchase within Sterling Village Condominium, Inc. Community is conditioned upon the truth and accuracy of this Application and upon the final discretionary determination of the Board of Directors of Sterling Village Condominium, Inc.

I/We understand that the Board of Directors will investigate credit and criminal background, as deemed warranted. Accordingly, I authorize the Board of Directors, Seacrest Services, Inc. and Applicant Information to make such investigation and agree that the information contained in this and the attached Application may be used in such investigations, and that the Sterling Village Condominium, Inc. be held harmless from any action or claims by unit owner, landlords and/or tenants in connection with the use of the information contained herein or any investigation conducted by the Board of Directors. **Recommended credit score of at least 700 is required for purchase.** The Board of Directors have the right to deny any purchase Application for reasons including but not limited to violation of the Condo Documents, judgments, unresolved debts, negative or unfavorable references, falsification or omission of any information on the application.

By signing this I/We agree and acknowledge that I/We fully understand and agree to abide by the information enclosed in this application and any association documents. I/We also agree and acknowledge that if it is discovered that I or any party listed herein have violated any association documents, falsified or misrepresented any information contained in this application, the Board of Directors on behalf of Sterling Village Condominium, Inc., has the authority and may immediately rescind its approval and proceed with immediate eviction.

*****APPLICANT AGREES TO OBTAIN FROM CURRENT UNIT OWNER (OR PURCHASE FROM THE MANAGEMENT COMPANY) A CURRENT COPY OF THE GOVERNING DOCUMENTS AND RULES & REGULATIONS AND "DECLARATIONS" AS WELL AS ADHERE TO THEM*****

My signature below acknowledges and confirms my understanding and agreement to comply with the above summary and all governing rules & regulations of the Sterling Village Condominium, Inc.

Buyer # 1 Signature

Buyer# 2 Signature

PRINT Name _____

Date _____

PRINT Name _____

Date

STERLING VILLAGE CONDOMINIUM, INC.

C/O Seacrest Services, Inc.

APPROVAL FOR SALE OF UNIT

1. No conveyance of a Unit or of any Interest therein shall be valid unless the conveyance receives the prior written approval of the Association.
2. Owners must provide confirmation of condominium insurance. **Minimum of HO6**

GOOD CAUSE" DISAPPROVALS: will be based on any of the following:

1. The person seeking approval takes possession or occupies that premises prior to approval by the Board. Any transfer, or other occupancy not authorized according to the terms of this Declaration shall be void unless subsequently approved by the Association's Board of Directors. The Association shall take whatever legal steps necessary to enforce the terms of this Declaration; including but not limited to fines, eviction, and forced sale against the unit owner(s).
2. The application and information submitted for approval, or subsequent investigation, indicates that the intended occupancy would violate any of the covenants and restrictions applicable to the unit.
3. The person seeking approval has been convicted of a violent felony of any kind; prostitution; disruptive behavior; disregard for the rights and property of others; disrespect for the Association's Board of Directors as evidenced by his/her conduct as a unit owner or occupant.
4. The person seeking approval has a record of financial irresponsibility; bankruptcies; foreclosures.
5. The person seeking approval failed to provide the information, fees, or appearances required by the Association Board to process the application in a timely manner. The unit owner requesting approval has had fines assessed against him/her that have not been paid in full.
6. If the Association's Board of Directors disapproves a prospective owner on the grounds for disapproval as set forth above entitled "good cause" the owner will not be authorized to occupy the unit. The Association's Board of Directors shall take any legal action necessary to enforce and support its position on these matters at the expense of the unit owner, including attorney's fees. Expenses will become a special assessment against the unit.

RESTRICTIONS:

*There is only one (1) vote per unit

*ABSENTEE owners must furnish written notice for each guest prior to arrival. Maximum guest stay is 30 days per year

*LEASES: Must own two years before leasing a unit; Only one lease in a 12-month period; minimum lease is 3 months in a 12-month year (October 1 to September 30).

*Leases require an application, criminal and credit background check, Boynton Beach business license, as well as approval by the Association Board of Directors.

*Sterling Village is a Senior Community. Minimum age for occupancy is 55 years of age.

*Children under 18 may not live in Sterling Village for more than 30 days in a year.

*You may only own one (1) unit. Ownership of another unit by owner or his/her spouse is not permitted.

*Occupancy is limited: 2 people in a 1-bedroom unit & 4 people in a 2-bedroom unit.

*Animals or pets of any kind are not permitted as defined by the Association's Rules & Regulations. This rule applies to all residents, owners, lessees, guests, and visitors.

*Guest writstbands MUST be purchased for all guests and lessees.

*Temporary parking passes for guests & lessees may be obtained in the office. Place pass on left front dashboard.

My initials below acknowledge and confirm my understanding and agreement to comply with the above summary and all governing rules & regulations of the Sterling Village Condominium, Inc.

Applicant(s) initials_____

Date_____

STERLING VILLAGE CONDOMINIUM, INC.

c/o Seacrest Services, Inc.

New Owner Information and Answers to Frequently Asked Questions Sterling Village Condominium Association, Inc.

Once you have closed, please check into the main office to receive your "Owner's Guidelines, Rules, and Regulations;" your owner's wristband; permanent car sticker; and laundry card. The unit key, gate key, storage room key, mailbox key, and condominium documents should be obtained from the seller.

Owners are to use only the parking space allocated to the unit. The parking sticker must be displayed in the front left window.

If you change the unit locks, by law a set of keys MUST be left in the office.

All unit owners are automatically members of the Sterling Village Condominium Association and are not required to pay rent or land use fees for any recreational or other commonly used facilities.

The Association is not involved in any court cases in which it may face liability in excess of \$100,000.

Q: WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

A: Every unit gets one (1) vote.

Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON MY RIGHT TO USE MY UNIT?

A: One (1) occupant must be 55 years of age or older. NO pets allowed. Guests allowed for a maximum of thirty (30) days in a seasonal year (October 1-September 30).

Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON THE LEASING OF MY UNIT?

A: Must own the unit for two (2) years, must be approved by the Board of Directors, only one (1) rental permitted between October 1-September 30.

Q: HOW MUCH ARE MY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT TYPE AND WHEN ARE THEY DUE?

A: 2021 assessment fees are the following: 1 bedroom \$378; 1 bedroom deluxe \$404; 2 bedroom \$437; and 2 bedroom deluxe \$454. Your monthly assessment is due on the 1st of every month. It is delinquent on the 10th with a penalty of \$25.00, with no prior notice. Payments should be mailed to Sterling Village Condominium, Inc., c/o Seacrest Services, Inc. 2101 Centrepark West Drive, Suite 110, West Palm Beach, FL 33409. You may sign up for automatic withdrawal using the form provided by Seacrest Services, Inc.

Q: DO I HAVE TO BE A MEMBER IN ANY OTHER ASSOCIATION? IF SO, WHAT IS THE NAME OF THE ASSOCIATION AND WHAT ARE MY VOTING RIGHTS IN THIS ASSOCIATION? ALSO, HOW MUCH ARE MY ASSESSMENTS?

A: No

Q: AM I REQUIRED TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES? IF SO, HOW MUCH AM I OBLIGATED TO PAY ANNUALLY?

A: No

Q: IS THE CONDOMINIUM ASSOCIATION OR OTHER MANDATORY MEMBERSHIP ASSOCIATION INVOLVED IN ANY COURT CASES IN WHICH IT MAY FACE LIABILITY IN EXCESS OF \$100,000.00? IF SO, IDENTIFY EACH SUCH CASE.

A: No

THE STATEMENTS CONTAINED HEREIN ARE ONLY A SUMMARY IN NATURE. A PROSPECTIVE OWNER SHOULD REFER TO ALL REFERENCES, EXHIBITS, SALES CONTRACT, AND THE STERLING VILLAGE CONDOMINIUM GOVERNING DOCUMENTS.

My/Our signature(s) below acknowledges and confirms my/our understanding and agreement to abide by all the above.

Buyer #1 (SIGNATURE)

Buyer #2 (SIGNATURE)

DATE

DISCLOSURE AND RELEASE

In connection with my application to rent, lease or purchase a dwelling unit at _____, I understand that consumer reports and/or investigative consumer reports will be requested from a consumer reporting agency. These reports may include the following types of information: names and dates of current or previous landlords and employers, reason for termination of employment or termination of residency as well as other sources of information. I further understand that such reports may contain public record information such as bankruptcy proceedings, judgments, criminal records, etc., from federal, state and other agencies, which maintain such records. Other information obtained may relate to my credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living.

I AUTHORIZE, WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY THE CONSUMER REPORTING AGENCY TO FURNISH THE ABOVE-MENTIONED INFORMATION.

I have the right to make a request to the consumer reporting agency Applicant Information ("AI"), formerly known as Renters Reference of Florida, upon proper identification, to request the nature and substance of all information in its files on me at the time of my request, including the sources of information; and the recipients of any reports on me which the agency has previously furnished within the twelve month period preceding my request. I hereby consent to your obtaining the above information from the agency.

I hereby authorize procurement of consumer report(s) and investigative consumer report(s). If my application is accepted; and I occupy a dwelling unit, this authorization shall remain on file and shall serve as ongoing authorization for you to procure such reports at any time during my residency on the property.

☐ California, Minnesota, and Oklahoma consumers only: Check box if you request a copy of any consumer report ordered by you.

Print Last Name, First Name Middle Name

Social Security Number

Applicant's Signature

Date of birth (MM/DD/YYYY)

Current Street Address

Driver's license

D/L State

City State Zip

Telephone Number

Date

File name

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☐ California, Minnesota, and Oklahoma consumers only: Check box if you request a copy of any consumer report ordered by you.

Print Last Name, First Name Middle Name

Social Security Number

Applicant's Signature

Date of birth (MM/DD/YYYY)

Current Street Address

Driver's license

D/L State

City State Zip

Telephone Number

Date

File name