
GOLDENROD VILLAS CONDOMINIUM ASSOCIATION

NOTICE OF INTENTION TO SELL

FOR SELLER ONLY

In accordance with the provisions of the declaration of covenants and restrictions of **Goldenrod Villas Condominium Assoc., Inc.**, as amended by any amendments and supplemental declarations hereto. You are hereby notified that I (we) desire to accept bonafide offer made to me (us) by _____ to sell.

My (our) property address is: _____. I (we) am/are aware that the Association has a period of 15 days in which to approve or disapprove his/her applications. I (we) agree to provide the association with all information required by said declaration.

Seller Responsibilities:

The current owner is to provide the Covenants and the Association Governing Documents. These documents are matters of public record and may also be obtained from the record office in the county where the property is located.

Association Documentation Rules and Regulations are the seller's responsibility to give to the new owner.

FEES: Pool keys are the responsibility from seller to give the new owner, **otherwise there is a pool key fee of \$50.00.** All said exchange is to occur at closing, not after.

DATED THIS _____ DAY OF _____ 20_____

PRINT MEMBER'S NAME (SELLER)

SIGNATURE

PRINT MEMBER'S NAME (SELLER)

SIGNATURE

CLOSING INFORMATION

Date of Closing _____ Title Co. _____ Phone _____

Real Estate Agent (Buyer) Name _____ Phone _____

Real Estate Agent (Seller) Name _____ Phone _____

GOLDENROD VILLAS CONDOMINIUM ASSOCIATION

BUYERS INFORMATION ONLY

PROPERTY INTENDED TO PURCHASE _____

Disclosure Summary for Goldenrod Villas Condominium Association, Inc.

The statements contained in this disclosure are only summary in nature and, as a prospective purchaser should refer to the Covenants and the Associations Governing Documents.

As a purchaser of property in this community, you will be obligated to be a Member of the Association (the Association has authority over the property). You will be obligated to pay monthly assessments to the association, which are subject to periodic change.

The current owner is to provide the Covenants and the Association governing documents. These documents are matters of public record and may also be obtained from the record office in the county where the property is located.

The rules and regulations of Goldenrod Villas Condominium state those units are for single-family residence.

Association documentation rules and regulations are the seller's responsibility to give to the new owner.

POOL: Pool keys are the responsibility from seller to give the new owner, otherwise there is a pool key fee of **\$50.00 Non-Refundable**. All said exchange is to occur at closing, not after.

VEHICLES: No commercial vehicle allowed. Only two (2) per unit are allowed. Visitors must park in the designated visitors parking space.

PETS: PET(S) **PETSCREENING IS A REQUIRED PART OF THE APPLICATION PROCESS FOR ALL

APPLICANTS: A welcoming environment is paramount to all of our residents with or without pets as well as animals.

In addition, if any pet(s), the Pet Addendum must be completed and signed. No more than **2 pet** with a **25 lb. max.** The following pets will not be accepted under any circumstances: Pitbull's (Staffordshire terriers), chows, rottweilers, Siberian huskies, akitas, malamutes, presa canaries and wolf-hybrids.

In order to consider any application all pages on this package must be returned and signed. The application for each individual buyer must be completed in full and returned with all fees needed.

(Initials)

(Initials)

(Initials)

(Initials)

PROPERTY INTENDED TO PURCHASE _____

I (We) fully understand and accept the rules and regulations of **Goldenrod Villas Condominium.**

I (We) have received and agree to abide by **Goldenrod Villas Condominium Association.** Covenants and Restrictions, Rules and Regulations and any amendments thereto in effect within the terms of my (our) occupancy.

I (We) am/are purchasing this unit with the intention of: (Check appropriate box) Residing ____ Leasing the unit ____

If property is to be rented, is there a Management Company? ____ Yes ____ No

Management Co. _____ Contact Person _____

Phone _____ Email _____

Mailing Address if different from the property you are purchasing _____

Print Name Buyer #1

Sign Name Buyer #1

Date

Print Name Buyer #2

Sign Name Buyer #2

Date

GOLDENROD VILLAS CONDOMINIUM ASSOCIATION

APPLICATION TO BUY

Please fill ONE (1) application PER BUYER

Legal Name of Buyer _____
Date of Birth _____ SSN/ITIN _____ DL _____
Current Address _____ City _____ State _____ Zip _____
Phone No. _____ Email _____

Name of Employer _____ How Long _____
Address _____
Phone No. _____ Email: _____

Name of Current Landlord _____ How Long? _____
Address _____
Phone No. _____ Email: _____

Please state the name and relationship of all other people who will be occupying the unit regularly.

NAME _____ RELATIONSHIP _____

NAME _____ RELATIONSHIP _____

EMERGENCY CONTACT NAME (not residing with you) _____
ADDRESS _____ PHONE _____
EMAIL _____

VEHICLE INFORMATION (See Covenants and the Associations Governing Documents for restrictions)

Make of Car(s) _____ Model _____ Year _____ Lic. Plate No. _____ State _____

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PET INFORMATION

Pets? Yes/No	How Many?	Types & Sizes (Restrictions, fees and additional rent apply)

If yes, please complete and sign the Pet Addendum included in this application.

In order to facilitate consideration of my application for the rent/purchase of the above designated unit in **Goldenrod Villas Condominium Association**, I agree that the following information is factual. I am aware that any falsification or misrepresentation of the facts in the application will result in automatic rejection of this application. I consent that you may make further inquiry concerning this application.

Print Name of Buyer

Sign Name Buyer

Date

APPLICANT AUTHORIZATION

By signing above, you declare that all your statements in this application are true and complete. If you fail to answer any question or give false information, the property may reject your application, retain all application fees and deposits (if any) as liquidated damages for its time and expense, and terminate your right of occupancy.

By signing this application, you are directing and authorizing **Paine-Anderson Properties, Inc.**, as the Management Company for the Community you are applying for, to verify the information you've provided and obtain additional background information about you through any means, (i) including using a third party consumer reporting agency to prepare a consumer report or an investigative consumer report and/or (ii) verifying information by contacting personal and professional references, employers and other rental housing owners. You further direct and authorize Paine-Anderson Properties, Inc, to obtain from any law enforcement agency, present or past employer or supervisor, landlord (as allowed by law), finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that any such entities may have concerning your status as a registered sex offender (as allowed by law), criminal history (as allowed by law), motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature. Preparation of all consumer reports and investigative consumer reports will follow federal, state, and local laws and regulations.

Authorized/Acknowledged by:

Applicant Signature

Print Name

Date: _____

PET ADDENDUM FOR HOA ONLY

Consent is hereby granted to Tenant(s) to keep the described pet(s) on the leased premises, provided the below listed conditions are abided by the Community Rules and Regulations:

1. ONLY PET(S) SPECIFICALLY ON THIS AGREEMENT ARE ALLOWED AND SUCH PET MUST BE PRE-APPROVED BY THE BOARD OF DIRECTORS (BOD) PRIOR TO BRINGING PET ON THE PREMISES.
2. Pet(s) must be kept on a leash at all times while it is outside of the premises. PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME. Tenant(s) agrees to fully indemnify the Community Association, or Flarent, Inc. for any damages arising out of injury to another person or to another pet by the pet(s). Pet(s) must not be tied or kept outside door, in the hallways or on the balcony or lanais, if applicable.
3. In the event any pet(s) have offspring, Tenant(s) will be in immediate breach of this agreement. All Pet(s) must weigh under the weight limit of 25 lbs. at all times.
4. Tenant(s) may be assigned a designated area to walk pet and Tenant(s) must walk pets in that area only. Tenant(s) is responsible for immediately cleaning up after pet(s) and must do so.
5. Tenant(s) will be responsible for FULL replacement and/or repair cost of any other items damaged in any way by pet(s). Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of pet(s).

Applicant(s) agree that approval or denial of all pets(s) is at the sole discretion of the Community Association BOD. The BOD reserves the right to withdraw consent at any time by giving the Tenant(s) 7 days written notice to remove pet(s) from the premises for any reason including but not limited to noise, barking, disturbances, damage, threatening behavior towards other residents or homeowners or employees of Management Company. In the event the pet(s) are not removed after notice, Tenant(s) will be subject to eviction. Tenant(s) agrees that keeping a pet on the premises is a revocable privilege and not a right.

DESCRIPTION OF PET(S)

Type _____ Breed _____ Color _____ NAME _____ LBS _____

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_____ APPLICANT _____ PROPERTY MANAGER/BOD

_____ APPLICANT _____ DATE