

Emerald Isle at Laguna Lakes

**Instructions for Lease OR Purchase Application
Fees required**

<u>Lease</u>	<u>Purchase</u>
\$100 non-refundable application fee payable to: BANYAN PROPERTY MANAGEMENT, INC. per occupant over 18 years old or per married couple AND \$100 non-refundable application fee payable to: <u>Emerald Isle at Laguna Lakes</u>	\$100 non-refundable application fee payable to: BANYAN PROPERTY MANAGEMENT, INC. per Buyer or per married couple AND \$100 non-refundable application fee payable to: <u>Emerald Isle at Laguna Lakes</u>
Money order or cashier's check is the only form of payment accepted.	

Documents required, filled out and signed

<u>Lease</u>	<u>Purchase</u>
<ul style="list-style-type: none">• Application to the Association (*)• Lease fully executed copy• Rules and Regulations (*)• Drivers License(s) photo ID copy• Copy of vehicle registration• If applicable, provide pet picture & veterinarian's certificate.• Last 4 paystubs	<ul style="list-style-type: none">• Application to the Association (*)• Sale fully executed copy• Rules and Regulations (*)• Drivers License(s) photo ID copy• Copy of vehicle registration• If applicable, provide pet picture & veterinarian's certificate.
(*) Forms provided in package	

Other information

- ◆ Pet restriction: 1 Dog or Cat, No aggressive breeds including Pit-Bulls.
- ◆ Only 2 vehicles per unit for parking. Decal is only issued to vehicles registered in the applicant's name.
- ◆ Approval is subject to a criminal background history and a credit score of at least 600.
- ◆ Owners must have any open violation(s) closed and account paid current by the time of approval.
- ◆ Owners are responsible for providing tenants/buyers pool and mailbox keys.
- ◆ Moving into community is prohibited before the day of the orientation.
- ◆ Please allow 10 days to process application.

****** Application will NOT be accepted without the required fees. ******
******* INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.*******

Submit the entire package to: Emerald Isle at Laguna Lakes
c/o BANYAN PROPERTY MANAGEMENT, INC.
4300 San Marino Blvd.
West Palm Beach, FL 33409

Submit package during: Office hours. Complete packages can be left in the drop box at the club house after hours.

Direct all inquiries regarding this application to:
nicole.arias@banyanproperty.com or 561-683-9660

Sincerely,

Application Processing
Customer Service Department

Proof of Receipt of Documents

I will / have received the Declaration of Covenants and Restrictions, the Articles of Incorporation and the By-Laws of Emerald Isle at Laguna Lakes as well as the Rules and Regulations of the community. Documents may be obtained from the website: www.banyanproperty.com under Emerald Isle at Laguna Lakes.

Agreement and Information Release

I understand that the approval by the Association for purchase/lease of the unit is conditioned upon the truth and accuracy of this notification. Any Misrepresentation or falsification of information of this notification will result in the automatic rejection of this application. Occupancy prior to approval is prohibited.

I understand the Board of Directors of the Association may cause to be instituted such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, its managers or agents to make such investigation and agree that the information contained in their application may be used in such investigation and that the Board of Directors and Officers and agents of the Association, its managers or agents shall be held harmless from any action or claim by me in conducted by the Board of Directors, its managers or agents.

In making the foregoing notification, I am aware that the decision of the Association will be final and no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors and Applicants.

I hereby authorize and request any present or former landlord, employer, school, police department, financial institution, agency or other person having personal knowledge about me, to furnish bearer with any and all information in their possession regarding me in connection with an application for residence.

I hereby authorize LexisNexis to obtain and verify such information including accessing consumer reporting agencies as well as performing a criminal eviction record search.

I have been notified that a consumer report will be requested and understand that the information that LexisNexis obtains is to be used in the processing of my rental application.

I hereby release and hold harmless LexisNexis its affiliates, employees and agents and any other organization that provides information from any and all liabilities arising out of the use of such information in connection with LexisNexis.

You are entitled to a complete and accurate disclosure of the investigation's nature and scope as well as a written summary of your rights and remedies under the Fair Credit Reporting Act. Inquiries should be directed to LexisNexis Resident Screening 12770 Coit Rd Dallas TX 75251. By my signature below, I certify that I have read and understand the terms of this rental application.

Signature Applicant _____ Date _____

Print applicant name: _____

Signature Co-Applicant _____ Date _____

Print co-applicant name: _____

Emerald Isle at Laguna Lakes
RULES AND REGULATIONS

BELOW IS A BRIEF summary of the Document Rules & Regulations of the Association. The comprehensive list of rules and regulations can be found in the governing documents or online at www.banyanproperty.com

Only one pet per unit. Pets must be kept on a leash when outside the unit and may not be left unattended on the balconies or patios according to section 17.3
Curtains, blinds, shutters, or draperies must be white or off white facing the exterior of the building according to section 17.4
No nuisances shall be allowed on the Condominium of Association property, nor shall use or practice be allowed which is a source of annoyance to occupants. According to section 17.6
No articles other than patio-type furniture shall be placed on patios and balconies according to schedule A of the bylaws. section 3.
No garbage, refuse, trash, or rubbish shall be deposited except as permitted by the Association according to schedule A of the bylaws, section 5.
Parking of Commercial Vehicles Overnight in Community Strictly Prohibited, all vehicles must have a resident sticker.
No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or on the common elements, other than as is reasonable and customary in vehicles and/or in cleaning supplies. This includes no bbq's according to schedule A of the bylaws, section 10
No installation of satellite dishes by unit owners shall be attached to the building or visible to the common elements according to shcedule A of the bylaws, section 13.

I have read the Rules and Regulations above for Emerald Isle at Laguna Lakes. I acknowledge that the Rules and Regulations, and governing documents can be obtained at www.banyanproperty.com under Emerald Isle at Laguna Lakes.

Applicant Signature

Print Name

Date

Co-applicant Signature

Print Name

Date