

**PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION, INC.
SALE AND LEASE APPLICATION APPROVAL**

The Association shall review the proposed Sale or Lease Application within twenty (20) business days of receipt of required information, Documents and fees. A Certificate will be issued indicating the Association's approval of the transaction. In the event of a sale it shall then be the responsibility of the purchaser to furnish the Association with a recorded copy of the deed of conveyance indicating the owner's mailing address for all future assessments and other correspondence from the Association. Please ensure all required items are submitted - doing so will ensure the application is processed in a timely manner.

APPLICANT must submit

- Completed Purchase and Lease Information Application
- Prospective Owner / Lessee Acknowledgement
- Signed copy of Sale or Lease Contract with Lease Addendum
- Applicant Authorization form for the credit and background check for each applicant for both a Purchase & Lease
- **\$100.00** per husband & wife **Cashier check or money order ONLY**. Any other applicants over age of eighteen (18) must pay an additional \$100 per applicant. **Payable to GRS Community Management**
- A refundable security deposit in the amount of \$400 made payable to **Pine Ridge South II Condominium Association, Inc.**
- Two forms of identification for each applicant, one must be a legible copy of the Driver's License or ID.
- Copy of the vehicle registration and proof of insurance for each vehicle one space is assigned per unit and there is a maximum of two vehicles per unit
- Age Verification Certificate for each occupant over 55, No one under 18 yrs.
- No pets allowed
- All maintenance fees, assessments and fines must be current and there can be no outstanding violations
- Effective February 23, 2015 no (new) unit owner may lease his or her unit on an annual basis during the first (3) three years (36 consecutive calendar months) of ownership, measured from the date of recordation of the most recent instrument conveying any interest in title to the unit.

Completed application must be submitted to
GRS Community Management.
3900 Woodlake Blvd., Suite 309
Lake Worth, Florida 33463

**PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION
PURCHASE AND LEASE INFORMATION APPLICATION**

PURCHASE / LEASE INFORMATION

Address: _____ Closing/Move in Date: _____

Agent's Name: _____ Email: _____ Phone: _____

CURRENT HOMEOWNER INFORMATION

Name(s): _____ E-Mail Address: _____

Phone: _____ Alternate Phone: _____

PURCHASER/LESSEE INFORMATION (List Occupants over 18 use additional forms if necessary)

Name: _____ Phone: _____ Email: _____
Married ___ Single ___

Name: _____ Phone: _____ Email: _____
Married ___ Single ___

Name: _____ Phone: _____ Email: _____
Married ___ Single ___

Current Address: _____

Check which address to use for mailings: Association Address Alternate Address

Alternate Mailing Address: _____

VEHICLES (List all vehicles, use additional forms if necessary)

**** A copy of the vehicle registration must be attached**

Make: _____ Model: _____ Tag Number: _____

Make: _____ Model: _____ Tag Number: _____

PLEASE SIGN BELOW (all occupants must be on the application)

Homeowner: _____ Date: _____

Purchaser/Lessee: _____ Date: _____

Purchaser/Lessee: _____ Date: _____

Purchaser/Lessee: _____ Date: _____

Complete this form and submit to GRS Management Associates, Inc.
3900 Woodlake Blvd., Suite 309, Lake Worth, Florida 33463 - An interview may be required.

Association Approval: _____ Date: _____

**PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION, INC.
PROSPECTIVE OWNER/LESSEE ACKNOWLEDGEMENT**

The undersigned being a prospective Owner or Lessee applicant of address:

In PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION, INC. Acknowledges that (she, he, or they) have read, understand, and agree to follow and abide by all the terms and conditions of the following:

- (a) Declaration of Covenants, Restrictions and Easements: Pine Ridge South II Condominium Association, Inc.
- (b) Bylaws: Pine Ridge South II Condominium Association, Inc.
- (c) Current Rules & Regulations: Pine Ridge South II Condominium Association, Inc.
- (d) Certificate of Fourth Amendment to the Amended and Restated Articles of Incorporation of Pine Ridge South II Condominium Association, Inc.
- (e) Leases: Only one (1) lease per twelve (12) months and the lease must be for at least three (3) months.

Dated: _____ Purchaser/Lessee Signature: _____

Dated: _____ Purchaser/Lessee Signature: _____

Dated: _____ Purchaser/Lessee Signature: _____

The documents listed above may be obtained from the GRS Community Management. website: www.grsmgt.com

**This form must be completed for all applicants over age 18
If additional applicants, please use an additional form.**

**PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION
AGE VERIFICATION CERTIFICATE**

The following information must be furnished by the owner or owners of each residence so that the Association may monitor the percentage of residences occupied by at least one person 55 years of age or older in order to preserve the status of Pine Ridge South II Condominium Association, Inc. as a community of housing for older persons in accordance with the Pine Ridge South Condominium Association documents and the Federal Fair Housing Act.

Unit: _____

Address: _____

Owner(s) as recorded on the last deed:

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Occupant(s) include owner(s) above if occupant(s)

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

The undersigned certify that the above information is true and correct and that within fifteen (15) days after any changes thereof the undersigned will notify the Board of Directors of Pine Ridge South II Condominium Association of such change in writing.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

AUTHORIZATION FILE DISCLOSURE

APPLICANT CONSENT

I, hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solutions, Inc. and its designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent, or misleading information on an application may be grounds for denial of residency or subsequent eviction.

Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver's License Number

State

2nd Applicant's Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver's License Number

State

ADDITIONAL OCCUPANTS OVER 18, AUTHORIZATION FORM IS REQUIRED

**PINE RIDGE SOUTH II CONDOMINIUM ASSOCIATION, INC.
A 55 AND OLDER COMMUNITY
200 PINE HOV CIRCLE
GREENACRES, FL 33463**

Phone: (561) 439-6949 Email: PRSIOFFICE@YAHOO.COM Fax: (561) 439-5735

To: All Unit Owners:

As of December 2014 the Rental Application package will include a two page Lease Addendum form. This form is an addendum to the leasing form you are using. It does **NOT** replace the leasing form you are using. It makes the Association a party to the lease and states the Association's rights and authority as part of all rental lease agreements. It must be completed and signed by the unitowner and everyone listed on the rental application and returned with the rest of the package.

For the Board of Directors
