

EAST LAKE WOODLANDS CONDO VII ASSOCIATION

<http://www.elwcondo7.com>

SALES AGREEMENT APPLICATION

Processing of this application requires checks in the amount of \$100. made payable to ELW Condo VII Association. The Board requires fifteen (15) working days from receipt of a completed application for approval.

This application will not be processed unless it is completely filled in, a copy of the Sales Agreement, a copy of the owners Driver's License is attached, and application fee paid in full.

Purchaser represents that the following information is true and correct and consents to further inquiry and investigation concerning the information supplied to any information which comes from that inquiry which is necessary for the approval of this application.

CONDO VII Property to be purchased: _____

Current Owner: _____ Phone: _____

Purchaser: _____

Previous Address: _____

Phone: _____ Email: _____

Employer: _____ Phone: _____

Employer Address: _____

** Owner must own for one (1) year before leasing

Closing Date: _____ Realty Company: _____ Phone: _____

Title Company: _____ Phone: _____

Contact information where this application is to be sent after approval:

Name: _____

Address: _____

Phone: _____ Email: _____

Buyer References (non-related only):

Name: _____ Phone: _____

Address: _____ Email: _____

Name: _____ Phone: _____

Address: _____ Phone: _____

Names of Persons that will occupy this Unit:

1) _____ Birth Date: _____

2) _____ Birth Date: _____

3) _____ Birth Date: _____

4) _____ Birth Date: _____

Emergency Contact (person to contact in case of emergency):

Name: _____ Phone: _____

Address: _____ Email: _____

VEHICLES/AUTOMOBILES

1) Make & Model: _____ Year: _____ Plate #: _____

2) Make & Model: _____ Year: _____ Plate #: _____

PET INFORMATION

Type of Pet: _____ Weight: _____ Breed: _____ Tag #: _____

Type of Pet: _____ Weight: _____ Breed: _____ Tag #: _____

Purchaser states that he/she has received a copy of the following and has read these documents, understands their content and agrees to abide by all of the conditions and terms therein, and all reasonable rules and regulations enacted thereafter officially by the Association.

_____ Declaration of Condominium, Articles of Incorporation & By-Laws (owners only)

_____ Rules & Regulations (Form F-001)

_____ Crime Free Addendum (Association gets copy, with signature)

_____ Owner acknowledges that, as a new owner, will not lease or rent the aforementioned ELW Condo VII property for a minimum of one (1) year after purchase

_____ Owner acknowledges that, after one (1) of ownership and wishes to lease, that the Owner will comply with all regulations regarding the leasing of the property, see Lease Agreement Application (Form F-003)

_____ Agrees that any violation to the Rules and Regulations will result in a fine payable to Association

_____ Received Mailbox key

_____ Received Pool key

_____ Received Magnet

_____ Provided access to the Condo VII website (www.elwcondo7.com)

Printed Name: _____

Signature: _____ **Date:** _____

|| **Any change in occupancy may not occur without required Board approval**

Mail Completed Application to:

AmeriTech Community Mgmt., Inc. (Attn: Lorenzo Berry)
24701 US Highway 19N, Suite 102
Clearwater, FL 33763
Phone: 727-726-8000, ext 234
Email: LBerry@ameritechmail.com

Interviewed By: _____ **Date:** _____

Board Member

CRIME FREE ADDENDUM

EAST LAKE WOODLANDS CONDO VII ASSOCIATION, INC.
AMERI-TECH PROPERTY MANAGEMENT, INC.

In consideration of the execution or renewal of a lease or transfer of ownership of the dwelling unit identified in the lease, or sales agreement. Owner and Resident agree as follows:

Resident, any members of the resident's household or a guest or other persons affiliated with the resident:

The tenant/resident as all times during the tenancy shall: Comply with all obligations imposed upon tenants/residents by applicable provisions of building, housing and health codes.
The tenant/resident shall comply with FS Chapter 83.52. Tenants obligations to maintain dwelling unit.

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use and illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
2. Shall not engage in any act intended to facilitate criminal activity.
3. Shall not permit the dwelling unit to be used for, or to facilitate criminal activity regardless or whether the individual engaging in such activity is a member of the household or a guest.
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in FS Chapter 893, at any locations, whether on or near the dwelling unit premises.
5. Shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating any person on premises, assault, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, property management, or other tenant, or involving imminent or actual serious property damage, as defined in FS Chapter 83 and as defined in FS Chapter 893, Title XI, VI, Drug Abuse Prevention and Control.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the Provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of lease under FS Chapter 83 as provided in Civil Practice and Procedure, Enforcement of Right and duties; civil action. Unless otherwise provided by law proof of violation shall not require a criminal conviction but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

This ADDENDUM is incorporated into the Lease/Ownership Sales Agreement executed or renewed this (date):
_____ between Owner and Resident, Landlord and Tenant, East Lake Woodlands VII
Association, Inc. and Resident/Owner.

Signature of Landlord/Owner

Date

Signature of Tenant/Resident

Date

BACKGROUND INFORMATION FORM

Date: _____

I / We _____, prospective tenant(s) / buyer(s) for the property located at _____

Managed By: _____ Owned By: _____

Hereby allow TENANT CHECK and or the property own / manager to inquire into my/ our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I/we understand that on my/our credit file it will appear the TENANT CHECK has made an inquiry I/we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK now or in the future.

PLEASE PRINT CLEARLY

| <u>INFORMATION</u> | | | <u>SPOUSE / ROOMMATE</u> | | |
|------------------------------|--|----------------|------------------------------|--|----------------|
| SINGLE: _____ | | MARRIED: _____ | SINGLE: _____ | | MARRIED: _____ |
| SOCIAL SECURITY NUMBER _____ | | | SOCIAL SECURITY NUMBER _____ | | |
| FULL NAME _____ | | | FULL NAME _____ | | |
| DATE OF BIRTH _____ | | | DATE OF BIRTH _____ | | |
| DRIVER LICENSE # _____ | | | DRIVER LICENSE # _____ | | |
| CURRENT ADDRESS _____ | | | CURRENT ADDRESS _____ | | |
| HOW LONG? _____ | | | HOW LONG? _____ | | |
| LANDLORD & PHONE _____ | | | LANDLORD & PHONE _____ | | |
| PREVIOUS ADDRESS _____ | | | PREVIOUS ADDRESS _____ | | |
| HOW LONG? _____ | | | HOW LONG? _____ | | |
| EMPLOYER _____ | | | EMPLOYER _____ | | |
| OCCUPATION _____ | | | OCCUPATION _____ | | |
| GROSS MONTHLY INCOME _____ | | | GROSS MONTHLY INCOME _____ | | |
| LENGTH OF EMPLOYMENT _____ | | | LENGTH OF EMPLOYMENT _____ | | |
| WORK PHONE NUMBER _____ | | | WORK PHONE NUMBER _____ | | |
| HAVE YOU EVER BEEN ARRESTED? | | YES NO | HAVE YOU EVER BEEN ARRESTED? | | YES NO |
| HAVE YOU EVER BEEN EVICTED? | | YES NO | HAVE YOU EVER BEEN EVICTED? | | YES NO |
| SIGNATURE: _____ | | | SIGNATURE: _____ | | |
| PHONE NUMBER _____ | | | PHONE NUMBER _____ | | |

TENANT CHECK HOURS OF OPERATION:
 MONDAY - FRIDAY: 9:00 am - 5:30 pm
 SATURDAY: 11:00 am - 4:00 pm
 All orders received after 5:00 pm (3:30 Sat) will be processed next business day.
TENANT CHECK FAX#: (727) 942-6843

IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE REPORT.
 Credit reporting service providing credit reports for Realtors/Property Managers/Apartment Complexes/Mobile Home Parks/Condominium Associations/Employers

FEDERAL LAW REQUIRES THE END USER TO MAINTAIN THIS FORM FOR A PERIOD OF FIVE (5) YEARS