

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
1141 NW 85TH AVENUE
PLANTATION, FLORIDA 33322
Ph: (954) 473-8219 Fax: (954) 474-5433
Email: applicationsapproval@lauderdalewest.org

PURCHASE: _____

INHERITANCE: _____

IMPORTANT INFORMATION

PURCHASES & INHERITANCE

- ONLY ORIGINAL APPLICATIONS WITH ORIGINAL SIGNATURES AND NOTARY WILL BE PROCESSED
- ALL APPLICATIONS MUST BE MAILED OR SENT VIA FEDEX, UPS OR U.S. PRIORITY MAIL FOR DELIVERY BY NOON.
- INHERITANCE APPLICATIONS USE PAGES 2, 4, 5, 6,11 AND 12 ONLY
- AN INTERVIEW IS REQUIRED
- NO APPLICATIONS WILL BE ACCEPTED IN PERSON. DO NOT DROP OFF PAPERS AT FRONT DESK
- THE BUSINESS OFFICE IS OPEN MONDAY-FRIDAY 9:00AM TO 12:00PM ONLY
- ALL APPLICANTS/OCCUPANTS MUST COMPLETE AN APPLICATION
- THE APPLICATION FEE IS \$100 PER PERSON OR COUPLE. ADDITIONAL PERSONS \$50.00
- NO APPLICATION FEE FOR INHERITANCE SALES
- CORRECTLY COMPLETED APPLICATIONS MAY TAKE 30-45 DAYS FOR PROCESSING
- INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED
- ALL DOCUMENTATION IS REQUIRED FOR EACH APPLICANT/OCCUPANT
- EXTERIOR HOME INSPECTIONS ARE CONDUCTED BEFORE APPROVAL
- FINANCIAL INFORMATION: PROOF OF INCOME
(SS BENEFIT; PAY STUBS; PENSION; LAST TWO YEARS TAX RETURNS (FIRST AND LAST PAGE ONLY))
- CHILDREN UNDER 18 ARE NOT PERMITTED TO RESIDE AT LAUDERDALE WEST
- ALL SIGNATURES MUST MATCH OFFICIAL IDENTIFICATION
- SALES: MINIMUM DOWN PAYMENT 20%. MAXIMUM LOANS/MORTGAGES OR INDEBTEDNESS IS 80%.
DOLLAR VALUE MUST BE REFLECTED IN CONTRACT
- LAUDERDALE WEST IS A PET FREE COMMUNITY
- PARKING IS LIMITED TO DRIVEWAY AVAILABILITY
 - SINGLE DRIVEWAY = 1 CAR
 - DOUBLE DRIVEWAY = 2 CARS
 - PLEXES = 2 CARS

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1 INC.
1141 NW 85TH Avenue
Plantation, Florida 33322

APPLICATION FOR RESIDENCY

Thank you for your interest in purchasing a home here at Lauderdale West. We are a Condominium Association as per the State of Florida. We are governed by a set of Rules and Regulations and we follow all Federal, State and local laws.

Please read this application carefully and complete all pages. This application will become your contract with the Association and all signatures and notaries must be original. At least one full time occupant must be 55 years old and no one under the age of 18 is permitted to reside here. All requested documentation must be attached to this application for each applicant/occupant. All financial information is required for each applicant/occupant except for inheritances. Incomplete applications will not be processed. You may photocopy pages for additional applicants. Please submit all twelve (12) pages of this Application.

SALES: Minimum down payment is 20%. Maximum amount of loans/mortgages or indebtedness is 80%. The dollar value must be reflected in the Contract. Condominium (Duplex and Fourplex) owners cannot sell their property until one year after purchase.

INHERITANCE: No fee required for immediate sales. Complete pages 2, 4,5,6,11,12 only

Today's Date: _____

Property Address: _____ Unit #: _____

BUYER #1 Print Name _____ DOB: _____

Address: _____

Phone: _____ Email: _____

BUYER #2 Print Name _____ DOB: _____

Address: _____

Phone: _____ Email: _____

OCCUPANT Print Name: _____ DOB: _____

Address: _____

Phone: _____ Email: _____

BUYERS REALTOR

Agent: _____

Phone: _____

Email: _____

SELLERS REALTOR

Agent: _____

Phone: _____

Email: _____

EMPLOYMENT:

Applicant #1 Retired: _____

Employer: _____ # years _____

Supervisor: _____ Phone: _____

Applicant #2 Retired: _____

Employer: _____

Supervisor: _____ Phone: _____

FINANCIAL:

CREDIT SCORE =720

YES _____

NO _____ **Affidavit of Financial Stability** _____

PROOF OF INCOME:

SS Benefit _____ **Pay Stubs (4)** _____ **Pension** _____ **Other** _____

LAST TWO YEARS TAX RETURN _____ **First and last page only**

FOREIGN NATIONALS / FOREIGN INVESTORS – ONLY

Applicant(s) must initial each line indicating the required documentation listed is enclosed

- _____ Completed Application and Contract for Sale
- _____ Copy of current VISA and PASSPORT
- _____ Proof of Employment and income
(Must be NOTARIZED and translated into US Dollars in ENGLISH)
- _____ If self-employed, provide proof of ownership and income from that company
(Must be NOTARIZED and translated into ENGLISH)
- _____ Provide Articles of Incorporation (If purchasing as a corporation)

CANADIAN CITIZENS

Applicant(s) must initial each line indicating the required documentation listed is enclosed

- _____ Completed Application and Contract for Sale
- _____ All items listed above for foreign nationals
- _____ Must provide Canadian credit report

TRUSTS

Applicant(s) must initial each line indicating the required documentation listed is enclosed

- _____ Completed Application
- _____ When buying as a Trust, please provide the Trust organization papers

INHERITANCE

Applicant(s) must initial each line indicating the required documentation listed is enclosed

- _____ Completed Application
- _____ Photo ID (Driver's license, Passport, Gov't ID)
- _____ Copy of Death Certificate
- _____ Proof of Beneficiary
- _____ Broward County Record for Name Change
- _____ Home Inspection Report

CORPORATIONS or LLCs

Applicant(s) must initial each line indicating the required documentation listed is enclosed

- _____ Completed Application and Contract for Sale
- _____ Copy of the Articles of Incorporation for the corporation or LLC
- _____ Provide three (3) last bank statements for the corporation or LLC
- _____ Proof of Income and last three (3) bank statements of Managing Member or President
- _____ Managing Member or President is required to provide all personal information, including social Security number
- _____ Managing Member or President is required to sign the application

ACKNOWLEDGEMENT 1 OF 2

All Applicants must initial each line indicating their understanding and agreement

_____ I understand that the application process can take up to thirty (30) days, and I agree I will not occupy the premises prior to my orientation and certificate of approval being issued.

_____ I have received, read, understand, and agree to comply with the Association documents.

- Failure to comply with any provisions of the Association documents including the Rules and Regulations may result in a violation and will be subject to fines and/or any legal expenses incurred by the Association.

_____ I understand that all communications from the Association will be in English and I have a designated person who will translate all communications to me in my native language.

_____ **I understand the occupancy restrictions for this Community are as follows:**

- **This is a 55 and older community.** At least one occupant aged 55 or older must occupy/reside in the unit at all times.
- No one under the age of 18 may reside in the unit.
- Failure to comply with the age requirements may result in a violation and will be subject to fines and/or any legal expenses incurred by the Association.

_____ **I understand that the vehicle and parking restrictions for this Community are as follows:**

- **There is no public parking in our Community.**
- Commercial trucks/vans, RV's or buses are not allowed to be parked on this property.
- Parking is limited: single driveway = 1 car, double driveway = 2 cars, Plexes = 2 cars.
- Only vehicles with valid and current registrations may be parked in this Community.
- No overnight parking is permitted in any parking lot, streets or swales without written Board approval.
- Parking on the grass is not permitted.
- Illegally parked vehicles will be towed.
- Parking lots are for residents using clubhouse facilities, tennis courts or pools/spas.
- Failure to comply with the parking restrictions may result in a violation and will be subject to fines and/or any legal expenses incurred by the Association.

_____ **I understand that the pet restrictions for this Community are as follows:**

- **Pets are not permitted.**
- **For Service Animals and Emotional Support Animals, you must complete and submit the appropriate Pet Application.**
- Failure to comply with the pet restrictions of the Association documents may result in a violation and will be subject to fines and/or any legal expenses incurred by the Association

_____ **I understand that all future alterations, improvements and modifications or plantings to the property must receive written Board approval before any work can commence.**

- **Written Board Approval is required for all modifications.**
- Existing hardscaping and landscaping are the responsibility of the homeowner.
- Failure to comply with the application process may result in a violation and will be subject to fines and/or any legal expenses incurred by the Association.

ACKNOWLEDGEMENT 2 OF 2

IF YOU ANSWER YES TO ANY OF THE FOLLOWING QUESTIONS, please explain the circumstances regarding the situation on a separate piece of paper attached and attach to the application.

| ALL APPLICANTS MUST ANSWER EACH QUESTION BELOW | APPLICANT | CO-APPLICANT |
|---|----------------|----------------|
| 1. Have you ever had an eviction filed against you? | Yes () No () | Yes () No () |
| 2. Have you ever moved out owing money to any owner or landlord? | Yes () No () | Yes () No () |
| 3. Have you ever applied for residency anywhere in the past 2 years, but did not move in or were denied residency | Yes () No () | Yes () No () |
| 4. Have you ever had adjudication withheld or been convicted of a crime? | Yes () No () | Yes () No () |

APPLICANT ACKNOWLEDGES THAT FALSE OR OMITTED INFORMATION HEREIN MAY CONSTITUTE GROUNDS FOR REJECTION OF THIS APPLICATION, DETERMINATION OF OCCUPANCY APPROVAL AND/OR FORFEITURE OF FEES OR DEPOSITS.

I/WE CERTIFY UNDER PENALTY OF PERJURY THAT I/WE AGREE TO AND UNDERSTAND ALL ITEMS ON THESE PAGES THAT ARE PART OF THIS APPLICATION FOR OCCUPANCY

#1 Applicant Name Printed

#1 Applicant Signature

Date

#2 Co-Applicant Name Printed

#2 Co-Applicant Signature

Date

STATE OF _____)
 _____)
 COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence, this ___ day of _____, 20 __, by _____ and _____ who is personally known to me or provided _____ as proof of identification, and who did take an oath.

Notary Public, State of Florida at Large

REFERENCES:

Applicant #1 (Cannot be Applicant #2)

Name: _____

Phone: _____

Name: _____

Phone: _____

Applicant #2 (Cannot be Applicant #1)

Name: _____

Phone: _____

Name: _____

Phone: _____

ATTACHMENTS TO APPLICATION:

**ALL APPLICANTS MUST INITIAL EACH LINE INDICATING THE REQUIRED DOCUMENTATION IS ENCLOSED.
"N/A" if not applicable**

_____ **Application Fee for Purchasers:**

- a. The Application fee is \$100.00. This is for one or two persons. For each additional individual the fee is \$50.00. A non-refundable Check or Money Order, in the appropriate amount payable to Lauderdale West Community Association
- b. For each additional applicant: A non-refundable Check or Money Order in the amount of fifty (\$50.00) dollars payable to Lauderdale West Community Association
- c. There is no application fee for inheritances with immediate sales

_____ **Photo Identification for each applicant (with legible signature)**

- d. Drivers' License or Non-Drivers' License or State Issued ID
- e. Passport
- f. Government ID

_____ **Proof of Age for each applicant**

- g. Drivers' License or Non-Driver's License
- h. Passport

_____ **Copy of financial documents for each applicant (In English)**

- i. Proof of Income (SS Benefit Statement, Payroll stubs, Annuity Payment, etc.)
- j. Most recent two years of Tax Returns

_____ **Copy of vehicle documents for each applicant**

- k. Current Vehicle Registration
- l. Current Vehicle Insurance

_____ **Copy of Contract for Sale or State of Florida Lease signed by all applicants**

- m. All purchasers or tenants must be listed on document

_____ **Receipt of Updated Association Documents**

If you received documents from the Seller, they may not be current. Homeowners are responsible to have a copy of complete and current Association documents. Updated copies are available for sale. To purchase a current set of Association Documents, please provide a Check or Money Order only, in the amount of twenty-five (\$25.00) dollars payable to Lauderdale West Community Association.

UNIT #: _____

ACCUDATA, INC.
SCREENING AUTHORIZATION FORM
(ONE FOR EACH APPLICANT)

Please Print Name: _____ Sex _____

Address: _____

City: _____ State: _____ Zip Code: _____

Social Security Number: _____

Date of Birth: _____

I give my authorization to the Accudata Holdings, LLC client below, Accudata Holdings, LLC or any party or agency contacted by the aforementioned to obtain and verify the above information, concerning a credit report, criminal records, motor vehicle and other history. I understand that inquiries may be made to various Federal and State agencies, employers, and references.

Applicant's Signature: _____ Date: _____

(ACCUDATA HOLDINGS, LLC – CLIENT INFORMATION ONLY)

Company Name: LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

Contact Name: **APPLICATIONS APPROVAL OFFICE**

Phone: (954) 473-8219 – Ext 118 Fax: (954) 474-5433

Email (for results) : applicationsapproval@lauderdalewest.org

TYPE OF SCREENING REQUESTED (PLEASE CIRCLE)

Package: 1 2 3 4 Other Services A B **(C)** D E **(F)** G H I

UNIT #: _____

ACCUDATA, INC.
SCREENING AUTHORIZATION FORM
(ONE FOR EACH APPLICANT)

Please Print Name: _____ Sex _____

Address: _____

City: _____ State: _____ Zip Code: _____

Social Security Number: _____

Date of Birth: _____

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TYPE OF SCREENING REQUESTED (PLEASE CIRCLE)

Package: 1 2 3 4 Other Services A B C D E F G H I

UNIT #: _____

LAUDERDALE WEST CONTACT INFORMATION

UPDATE/CHANGE DATE: _____

Address: _____ Unit #: _____

Owner Name: _____ Phone: _____ (c) (h)

Email: _____

Owner Name: _____ Phone: _____ (c) (h)

Email: _____

Tenant/

Occupant Name: _____ DOB : _____ Phone: _____ (c)(h)

Tenant/

Occupant Name: _____ DOB : _____ Phone: _____ (c)(h)

EMERGENCY CONTACT:

Name: _____ Relationship: _____

Phone: _____ Email: _____

Name: _____ Relationship: _____

Phone: _____ Email: _____

PURPOSE OF PURCHASE: Residence: _____ Investment: _____ Inheritance _____

Full Time Resident: _____ Part-Time Resident: _____ Seasonal Resident: _____

Single Family Homes must be owned for one year prior to lease

Condos/Plexes must be owned for one year prior to sale or lease

Out of Town Address: _____ City/State/Zip _____

Out of Town Phone: _____ Email: _____

PLEASE SEND ALL COMMUNICATION TO THIS ADDRESS:

ADDRESS: _____ CITY/STATE/ZIP _____

DEAR HOMEOWNER:

LAUDERDALE WEST IS AN ACTIVE OVER 55 ADULT ONLY COMMUNITY AND ONE RESIDENT MUST BE AT LEAST FIFTY-FIVE (55) YEARS OLD. NO ONE UNDER THE AGE OF EIGHTEEN (18) MAY RESIDE AT LAUDERDALE WEST. ALL RESIDENTS AND OCCUPANTS MUST BE REGISTERED WITH THE ASSOCIATION.

OUR ASSOCIATION IS REQUIRED BY FEDERAL LAW TO MAINTAIN ACCURATE AND CURRENT LISTS OF ALL OCCUPANTS OF LAUDERDALE WEST. HOMEOWNERS ARE REQUIRED TO CONTACT THE BOARD OF DIRECTORS IF THERE IS ANY CHANGE IN OCCUPANCY.

BOARD OF DIRECTORS
Alfredo Arroyo, President

AFFIDAVIT

Address: _____ Unit #: _____

Buyer/Inheritor Print Name: _____ DOB: _____

Signature: _____

Buyer/Inheritor Print Name: _____ DOB: _____

Signature _____

STATE OF FLORIDA)

)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence, this _____ day of _____, 20____, by _____ and _____ and who is personally known to me or provided _____ as proof of identification, and who did take an oath.

Notary Public, State of Florida at Large