

COLONIAL CLUB CONDOMINIUM ASSOCIATION, SEC. 1, INC.

C/O Seacrest Services, Inc.
2101 Centrepark West Drive Suite 110
West Palm Beach, FL 33409
T: 561-697-4990 Fax: 561-697-4779

SALES APPLICATION

_____/_____/_____
EXPECTED CLOSING DATE

ADDRESS OF PROPERTY FOR PURCHASE

Current Owner's Name

Contact Number

Current Owner's Name

Contact Number

Potential Buyer's Name

Contact Number

Potential Buyer's Name

Contact Number

Potential Buyer's Email Address

Realtor's Name

Realtor's Contact Number

Realtor's Email Address

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SALES APPLICATION CHECK LIST

**This entire application packet must be completed.
Incomplete applications will be returned and not processed.**

- FUNDS ARE TO BE SUBMITTED IN CASHIER'S CHECK OR MONEY ORDER FORMAT ONLY.
 - UNIT OWNER MUST HAVE A ZERO BALANCE (NO FUNDS DUE TO THE ASSOCIATION). APPLICATION WILL NOT BE PROCESSED IF FUNDS ARE DUE TO THE ASSOCIATION.
 - **MINIMUM CREDIT SCORE OF 675 IS REQUIRED FROM SCREENING PROVIDER.**
-

The following must also be included with the completed application:

1. Non-refundable application fee of \$150 per married couple or per adult applicant made payable to Colonial Club Condominium Assoc., Sec. I, Inc.
2. Copy of the executed sales contract. (Must allow a minimum of 30 days for processing).
3. Copy of valid driver's license or government issued photo identification for any adult purchaser/adult occupant.

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GENERAL ACKNOWLEDGEMENT FOR SALE

All adult applicants must attend an interview/orientation with the Colonial Club Condominium Sales and Lease Committee prior to a final Committee/Board of Directors discretionary decision being rendered.

The seller must provide the purchaser with a current copy of all Colonial Club Condominium Association, Sec I, Inc. Documents and the Rules and Regulations of the Association or a copy of the documents may be purchased from Seacrest Services, Inc., 2101 Centrepark West Drive Suite 110, West Palm Beach, FL 33409 for \$100.

I have received a copy of the Colonial Club Condominium Association, Sec. I, Inc. documents:

Yes _____ No _____ Initial by potential buyer(s) _____

Be advised that the Colonial Club Condominium Association, Sec. I, Inc. documents support the ability of the Association to deny purchase, residency and occupancy within the community if there are negative items as evidenced by the results of the screening process but not limited to the following:

- Criminal History involving a felony injuring a person or property
- A poor Financial History: having negative (bad) debt charges, bankruptcies and/or foreclosures
- Disruptive behavior as evidenced in this community or Criminal History or behavior not involving a felony that depicts disruptive behavior

1. If approved as a member of Colonial Club Condominium Association, Sec. I, Inc., you are required to pay a monthly maintenance fee by the **FIRST (1st) DAY** of each month (late fee of \$25 if not paid by the tenth (10th) day of each month) and to pay all Special Assessments that may be assessed by the Governing Board of Directors within the determined time frame. Initial by potential buyer(s) _____

2. If approved as a member of the Colonial Club Condominium Association, Sec. I, Inc., you are required to read, understand and agree to comply/abide by/follow the Documents and Rules and Regulations of the Association as well as ensure compliance by all occupants and guests in your unit. Initial by potential buyer(s) _____

3. If approved as a member of Colonial Club Condominium Association, Sec. I, Inc., anyone (unit owner, guests and/or tenants) who disregards the Documents and Rules and Regulations of the Colonial Club Condominium Association Sec. I, Inc. will be subjected to fines and/or penalties after proper notice has been provided; grievous offenses could be subjected to substantial fines, penalties, mediation or even foreclosure. Initial by potential buyer(s) _____

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4. If approved, use of the unit is for single family residence (no more than two persons per bedroom). Multiple family units are not permitted to reside in one unit.
Initial by potential buyer(s) _____

5. Pets are not allowed within the Colonial Club Condominium Association Sec. I, Inc.
Initial by potential buyer(s) _____

Service/Support animals are allowed with proper documentation and Assoc. approval.
Service/Support animal accommodation requested? ____YES ____NO
If yes, please complete the Request for Reasonable Accommodation Service/
Support Animal Registration Form (to be provided by the Association).

Initial by potential buyer(s) _____

6. Moving in/out of the Colonial Club Condominium Association, Sec. I, Inc. is permitted from 9 AM - 5 PM.
Initial by potential buyer(s) _____

I/We, _____, being the potential purchaser(s) of the unit within the Colonial Club Condominium Association, Sec. I, Inc., hereby agree that I/we and all persons who may use the unit as guests or occupants will abide by all of the rules and restrictions contained in the Colonial Club Condominium Association, Sec. I, Inc. current Documents, Rules and Regulations and any future changes which may be imposed by the Colonial Club Condominium Association, Sec. I, Inc.

Signature of Potential Purchaser

Date

Signature of Potential Purchaser

Date

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by

_____ and _____

NOTARY PUBLIC

Personally known _____ or produced identification _____

Notary Signature _____

Notary Print Name _____ My Commission expires _____

Notary Stamp/Seal

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**APPLICANT AUTHORIZATION FORM FOR CRIMINAL AND CREDIT BACK-
GROUND CHECK**

By signing below, I consent/agree that I specifically authorize the Sales & Lease Committee/Board of Directors of Colonial Club Condominium Association, Sec. I, Inc. and Seacrest Services, Inc. to initiate an investigation to include criminal and credit background screening on me. I hereby authorize and request to have any current or previous landlord, employer, local, national and international police departments, financial institutions, agency, or any other person and or entity having knowledge of me, to furnish the bearer with any and all information in their possession regarding me in connection with this application for purchase within the Colonial Club Condominium Association, Sec. I, Inc. Community. I hereby authorize the credit bureau and/or third party screening provider selected by the Sales & Lease Committee/Board of Directors of Colonial Club Condominium Association, Sec. I, Inc. and Seacrest Services, Inc. to verify, obtain, and submit such information including but not limited to consumer report (credit score), eviction, and criminal record search. I am aware/have been notified that the information obtained is to be used in the processing of my application. I hereby release and hold harmless the Credit Bureau, Applicant Information, Sales & Lease Committee/Board of Directors of Colonial Club Condominium Association, Sec. I, Inc., and Seacrest Services, Inc., its affiliates, employees, and agents and any other organization that provides information from any and all liabilities arising out of such use of the use of the information in connection with the background report/results.

Print Applicant Name

Applicant's Signature

Date

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RULES AND REGULATIONS ACKNOWLEDGEMENT

Colonial Club Condominium Association, Sec. I, Inc. is a strictly residential community for persons fifty-five (55) years of age and older: occupancy in the absence of the fifty-five(55) year old unit owner(s) is limited to thirty (30) days per calendar year.

Occupancy of a guest in the absence of the unit owner(s)/approved tenant(s) must be reported to the Building Representative of the respective building.

Restrictions for parking and types of vehicles are detailed in the Documents. All residents, occupants, and guests must park head in and in their assigned/respective spaces.

Applications for permission for material alteration are available in the Clubhouse Office. Board approval is required for all material alterations and must be obtained prior to commencement of any work. Applications must be submitted by unit owner only.

Laundry and/or other articles may not be hung on railings/balconies.

Cover-ups must be worn to and from the pool.

Laundry Room Hours are from 8:30 AM to 8:30 PM. No smoking and no storage in the Laundry Room.

Storage Room: No material is allowed outside of the Storage Bins. Flammable material is strictly prohibited from being stored in the Storage Bins.

Walkways must be kept clean and clear for passage.

Rentals: All leases must be Board approved; a minimum lease of three (3) months and a maximum of one (1) full calendar year after one (1) full calendar year of ownership; sub-letting and/or renting of rooms is strictly prohibited/not allowed.

Front doors may not be left ajar (open); screen doors are not allowed.

Keys: The Association must have key(s) to access your unit for emergency purposes. Vehicle keys must also be made available for emergency purposes for unit owners absent for an extended time frame.

Every Owner who is absent from the Unit must ensure that a caretaker or the like visits the Unit and checks for Unit conditions at least weekly.

Water must be shut off and air conditioners left on when the unit owner is absent for a week or longer.

Signature of Potential Purchaser

Date

Signature of Potential Purchaser

Date

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CLUBHOUSE RULES AND REGULATIONS ACKNOWLEDGEMENT

The Clubhouse and Recreational Facilities are provided for the leisure and enjoyment of unit owners and lessees. It is expected that you give the same care you would your own home.

Privileges of the Clubhouse and Recreational Facilities are extended to guests of the unit owners and lessees contingent upon them respecting and adhering to the Rules & Regulations governing the areas.

Unit owners and lessees are fully responsible for the conduct/actions of their guests.

Billiard Room and Exercise Facilities: Use of these facilities is limited to persons sixteen (16) years of age and older at all times. Use of all equipment is at your own risk.

Use of the pool is at your own risk. There is no lifeguard at the pool; it is open daily from dawn to dusk (closed during inclement weather and/or lightening). The Association/Board reserves the right to extend or change the hours of use for special events and to deny admittance to any person not conforming to the Pool and Patio rules and regulations.

Food is not allowed in the pool area excluding Association/Community sponsored events.

NO SMOKING in the Clubhouse and/or within twenty-five (25) feet of the Recreation Area.

All persons must shower and wash off suntan oil/lotion prior to entering the pool. This is Florida State Law.

Diving or jumping into the pool and/or running in the pool area is not permitted.

Persons with skin, ear, eye or other infection including open wounds are prohibited from using the pool. Children in diapers must wear "swimmies" (protective plastic diaper coverings) in the pool.

Children under sixteen (16) years of age MUST be accompanied by an adult unit owner/approved tenant when using the pool.

Entry and exit from the pool area: Use exterior gates only. Please do not enter or exit the pool area by walking through the Clubhouse.

Shoes must be worn at all times in the Clubhouse.

Please protect chairs and chaise lounges with towels when wet or using suntan oil/lotion. Also, chairs and/or chaise lounges may not be reserved or removed from the designated pool area.

Unit owners and approved tenants are required to fully acquaint guests including children regarding all the rules governing the use of the pool and the Clubhouse.

Signature of Potential Purchaser

Date

Signature of Potential Purchaser

Date

Colonial Club Condominium Association, Sec. I, Inc.
Unit Owner Information
2020-2021

Date _____

Building # _____ Apartment # _____ Parking Space # _____

Name of Owner(s) _____

Permanent Address if different from above _____

Local Phone # _____ Cell # _____

E-mail Address _____

Emergency Contact _____ Phone # _____

Car make _____ Model _____ Tag # _____

If you leave a car on site when you are away, please provide the following information for the person who has your keys:

Name _____

Address _____

Phone # _____

As required by our Documents, please provide the following information for the person responsible to check your unit on a weekly basis in your absence:

Name _____

Address _____

Phone # _____

Our documents also require that each unit owner maintain casualty insurance for personal property. Please provide the following information:

Insurance Carrier _____

Policy # _____

Unit owners will be held financially responsible for damage that occurs when there is no caretaker in their absence and/or no personal casualty insurance.

For insurance and liability reasons, building reps no longer have keys to apartments.

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In connection with my application to rent, lease or purchase a unit at Colonial Club Condominium Association, Sec. I, Inc., I understand that consumer reports and/or investigative consumer reports will be requested from a consumer reporting agency. These reports may include the following types of information: names and dates of current or previous landlords and employers, reasons for termination of residency or termination of employment as well as other sources of information. I further understand that such reports may contain public record information such as bankruptcy proceedings, judgements, criminal records, etc. from federal, state and other agencies that maintain such records. Other information obtained may relate to my credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics or mode of living.

I AUTHORIZE, WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY THE CONSUMER REPORTING AGENCY TO FURNISH THE ABOVE-MENTIONED INFORMATION.

I have the right to make a request to the consumer reporting agency Applicant Information ("AI"), formerly known as Renters Reference of Florida, upon proper identification, to request the nature and substance of all information in its files on me at the time of my request, including the sources of information and the recipients of any reports on me which the agency has previously furnished within the twelve month period preceding my request. I hereby consent to your obtaining the above information from the agency.

I hereby authorize procurement of consumer report(s) and investigative consumer report(s). If my application is accepted and I occupy a dwelling unit, this authorization shall remain on file and shall serve as ongoing authorization for you to procure such reports at any time during my residency on the property.

- California, Minnesota and Oklahoma consumers only:

Check to request a copy of any consumer report ordered by you _____ (check here)

Print Last Name, First Name, Middle Name

_____-_____-_____
Social Security Number

Applicant's Signature

Date of Birth (MM/DD/YYYY)

Current Street Address

Driver's License Number

D/L State

City State Zip

Contact Number

Date

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Print Last Name, First Name, Middle Name

_____-_____-_____
Social Security Number

Applicant's Signature

Date of Birth (MM/DD/YYYY)

Current Street Address

Driver's License Number

D/L State

City

State

Zip

Contact Number

Date

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FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q What restrictions exist in the condominium documents on my right to use the unit?

A The owner of a unit shall occupy and use his unit as a single-family private dwelling for himself and the adult members of his family and his social guests and for no other purpose.

Q What restrictions exist in the Governing Documents on the leasing of my unit?

A All leases are subject to board approval. Restrictions as listed in condominium documents and associations rules.

Q How may I examine a copy of the condominium documents?

A The seller or seller's representative/agent must provide a copy and it is the Buyer's responsibility to read same.

Q Do I have to be a member in any association?

A Yes. A new owner becomes a member of Colonial Club Condominium Association Sec. I, Inc. upon acquiring ownership of his unit. No additional fee is required.

Q What are my voting rights in the condominium association?

A One vote per unit.

Q How much are assessments (Maintenance Payments) for my unit and when due?

A \$_____ is due on the first day of the month. If unpaid 10 days after due date, late fees and interest will apply.

Q Is condominium association involved in any court case in which it may face liability in excess of \$100,000.00?

A Not at the present time.

Potential Purchaser: _____ Date_____

Potential Purchaser: _____ Date_____