

**Applewood Village Condominium I - Purchase and Leases  
c/o J&L Property Management Inc.**

10191 West Sample Road Suite 203 Coral Springs, Florida 33065

**\*\* It is important that you follow these instructions carefully – It may take up to 30 DAYS FOR APPROVAL AFTER completing your application \*\***

**PETS ARE PROHIBITED**

**NO TRUCKS OR MOTORCYCLES OF ANY KIND ARE ALLOWED**

**ANYONE OVER THE AGE OF 18 NEEDS TO COMPLETE A SEPARATE APPLICATION**

**WATER + BASIC CABLE INCLUDED**

**650 Credit score**

**APPROVAL CONTINGENT UPON SCREENING**

**PLEASE HAVE THE FOLLOWING DOCUMENTS/FORMS READY - IF YOU DO NOT HAVE THE REQUIRED DOCUMENTS YOU WILL NOT BE APPROVED:**

**PURCHASE REQUIREMENTS**

- a) Applicant and Co-Applicant Photo Identification that demonstrates proof of Permanent U.S. Residency (US Driver's License, US Passport, Green Card, or Naturalization Certificate)
- b) Purchase Contract Signed by the Applicant(s) and the Owner(s)
- c) (3) Most Recent Paystubs or Proof of Income
- d) (1) Most Recent Bank Statement
- e) Marriage Certificate (if applicable and if married with different last names)
- f) Recent Tax Return (If self-employed)
- g) 10% minimum down
- h) Leasing permitted after one (1) year of purchase
- i) Must complete income worksheet
- j) ONE QUARTER MAINTENANCE DUE AT CLOSING

**LEASE REQUIREMENTS**

- a) Applicant and Co-Applicant Photo Identification that demonstrates proof of Permanent U.S. Residency (US Driver's License, US Passport, Green Card, or Naturalization Certificate)
- b) Lease Agreement Signed by the Applicant(s) and the Owner(s)
- c) Lease Addendum (Page #19-23) Signed by the Applicant(s) and the Landlord(s)
- d) (3) Most Recent Paystubs or Proof of Income
- e) (1) Most Recent Bank Statement
- f) Marriage Certificate (if applicable and if married with different last names)
- g) Recent Tax Return (If self-employed)
- h) ONE QUARTER MAINTENANCE DUE BY OWNER

**\*\*\*\*\*Please be advised that there is a 3 Step Process. It may take up to 30 days\*\*\*\*\***

**1/ ~ COMPLETING THE APPLICATION ~ BACKGROUND CHECK ~** Once the applicants background check, credit check and required documents are completed with the background check company (Tenant Evaluation), the applicant will receive a text and email from [no-reply@tenantevaluation.com](mailto:no-reply@tenantevaluation.com) with a link to upload the required documents as well as reminders.

**If you pay for an expedited service, this is only for the background check, NOT for approval.**

**\*\*NOTE\*\*** Please ensure that all required documents are submitted to Tenant Evaluation or this can cause further delays in the preliminary review with the J&L Property ~ Sales & Leasing Dept. If you have any technical issues or questions on your background check, please contact them at **(855) 383-6268**.**\*\*\***

**The amount of time that it takes to complete the application does not count as the 30 days.\***

**(SEE NEXT PAGE)**

**2/ ~ PROPERTY MANAGEMENT REVIEW** ~ Once your application is completed a preliminary review is conducted by the property management company before submitting to the board. Any communications regarding the application will **ONLY** be with the applicant and the owner of the property.

**3/ ~ BOARD REVIEW & APPROVAL** – Once all the information is gathered, the completed application is sent to the board for review and approval. You will be contacted if there is an in-person interview.

**\*\*WARNING\*\***

Please be advised that it can take up to 30 days once we receive the completed background check and application. PLEASE GIVE YOURSELF AMPLE TIME TO MOVE INTO YOUR NEW PLACE. **Board members are volunteers** so their time to review can take some time to review, vote and approve. Please do not follow up on an application until 21 business days after your background check is sent to us, the property management company. The best way to follow up is via email so that we can forward your email to all board members as a follow up at one time.

If there is a document missing or discrepancy in the application and we need clarification and/or correction, the application will be considered incomplete. The 30 days will commence once we have received a completed application.

**ARE YOU READY TO MOVE FORWARD?**

**\*\*\*(SEE NEXT PAGE FOR ONLINE APPLICATION PROCESS)\*\*\***

**YOU ARE ONE  
STEP CLOSER TO  
YOUR DREAM HOME**



## Applewood Village I Condominium

### Step 1

(Before you begin note that a valid major credit card is required and allow 15-20 minutes for the completion of this step)



1) Visit: [www.tenantev.com](http://www.tenantev.com)



2) Enter Code : 6301



3) Ready: Begin your online application!

### Step 2

(allow 15-20 minutes for the completion of this step)



4) Upload/Sign: After step 1 we will be sending an email requesting to Upload and Sign the required documents for your application. Some of the documents required are as follow:

- Photo Identification (Driver's License or Passport)
- Pet Photo (if applicable and if purchasing)
- Lease/Purchase Package Signed
- Copy of Social Security
- Proof of Permanent U.S. Residency or Citizenship
- And other Documents that are Required

**Customer Support: 1-855-383-6268**

#### Identity Theft:

You can be charged with identity theft if you enter another person's name or social security number, or any other information other than your own on an application. Conviction for identity theft carries with it some potentially hefty penalties. In fact, the Identity Theft Penalty Enhancement Act signed into legislation in 2004 established identity theft as a federal crime. The law sets the penalty for identity theft at up to 15 years in prison and paying as much as \$250,000 in fines.

APPLE WOOD VILLAGE I CONDOMINIUM ASSOC. INC.

MEMORANDUM

To: All Unit Owners/residents  
From: Board of Directors  
Re: Rules and Regulations  
Date: March 17, 2006

The following information is for the betterment of the community and all those who enjoy living in it. This is your home and we are merely re-enforcing that this is a condominium community and we all live within close proximity of one another.

UNIT RESTRICTIONS

Rentals are not permitted in the community. This includes boarders and renting of rooms within the unit. Guests are permitted. A guest is defined as a guest when the owner is in residence. A guest may stay no more than 30 consecutive days. Any guest that will be visiting more that 48 hours requires a guest pass. Guest passes can be obtained from the Board of Directors. No unit owner shall alter the appearance of the exterior of the unit without application to TCMA for architectural approval. This includes, satellite dishes and shutters, rollups and any change that can be seen from the exterior. No conduits, wiring or the like shall be affixed to the exterior of the unit without prior written authorization from TCMA and the Board of Directors.

PARKING OF VEHICLES AND PARKING DECALS

All unit owner vehicles must display a parking decal. This insures that your vehicle will not be towed. All guest vehicles must display a guest pass on the vehicle. If you cover your car then the cover must be secured to the vehicle so that it does blow off the vehicle.

Assigned parking spaces may be used by a resident other than the unit owner with the written permission of the unit owner.

COMMERCIAL VEHICLES

Commercial vehicles and trucks are prohibited in the Applewood Village I community. Other vehicles such as RV's, motorcycles, trailers or the like will be towed from the community without warning. This ruling is mandated by the Township Community Master Association and must be adhered to. Parking of the above vehicles is in full force and effect from the hours of 11:00 p.m. — 7:00 a.m. daily.

### PETS

Pets are not permitted in the community on a permanent or temporary basis. Guests are not permitted to bring their pets into the community at all for any length of time.

### CONTRACTORS

No contractor hired by a unit owner is permitted to use any dumpster to dispose of the debris that comes out of your unit. It is your responsibility to inform the contractor that he must haul away any old tiles, carpet, vinyl flooring, appliances or the like and you must check on the contractor to insure that he leaves the community with the trash that is generated from hiring them to work in your unit.

### DUMPSTER USE

All cartons must be broken down prior to placing them into the dumpster. Cartons take up room in the dumpster when not broken down. This causes trash to be piled higher than the top rim of the dumpster. It falls onto the ground when the trash company picks up the dumpster. The driver is not permitted to remove the trash from the ground and this is left to our maintenance personnel.

The recycling bins should be used only for their intended purpose. Please place glass in the glass container, newspapers in the newspaper container and plastic in the plastic bin. Do not mix recyclables. Do not dispose of old appliances, furniture or any bulk item. You must arrange for a hauler to remove old items if a bulk pickup is not scheduled. The City of Coconut Creek continues to update bulk trash pick up Call them if you have old items to dispose of.

### CAR WASHING AND REPAIRS

No car repairs are permitted in the community. No oils changes or any kind of maintenance on the vehicle is permitted.

Car washing in the designated area is permitted. However after you have washed your car and wish to wax it or dry it, please move out of the space of the car washing area to allow others to start washing their car while you dry yours. Please be courteous to your neighbor.

### POOL USE

The pool is opened from dawn to dusk. Flootation devices such as rafts are prohibited from being used in the pool. Noodles may be used for exercise purposes but may not be left in the pool after use.

Please keep the gate to the pool area locked when in the pool area.

NOISE

Any noise that interferes with another unit owner's peaceful use and enjoyment of their home such as loud music, loud television playing, loud car stereos, horn honking, and yelling is not part of condominium living and will not be tolerated.,

MESSAGE FROM THE BOARD OF DIRECTORS

It is the Board of Directors intention to keep peace and harmony in the community and we hope that everyone adheres to the rules and regulations of the community and love thy neighbor.

KEEP PROPERTY VALUES UP AND TAKE CARE OF YOUR COMMUNITY.