



Ambassador Community Management

7100 West Commercial Blvd. Suite 107 Lauderhill, FL 33319 954-741-8811

www.ambassadormanagement.com

PINE ISLAND RIDGE PHASE B CONDOMINIUM ASSOCIATION, INC. SALES/LEASE APPLICATION

PURCHASE LEASE Bldg.: 94 Unit #: _____

In order for the Association to be able to process an application to purchase or lease at Pine Island Ridge Phase B Condominium Association, the fully completed Application Forms must be submitted along with the checks. The Application cannot be accepted if it is incomplete, checks are not submitted, or the required documentation is not submitted. You cannot close or move-in until your application has been processed and you have met with the Screening and Welcoming committee and have been presented with your official Certificate of Approval.

REQUIRED DOCUMENT CHECKLIST FOR ALL APPLICANT(S)
___ Copy of Driver's License
___ Copy of Current Car registration
___ Completed Vehicle Information Form
___ Copy of Signed Purchase Agreement or Lease
___ Application for Occupancy & Authorization form (filled out completely & signed)
___ Last 2 Paystubs, if Self Employed: Corporation Documents or Bank Stmtts.
___ If this is for a Lease, Signed Addendum (by Renter AND Owner)
___ Signed Rules and Regulations/Signed Parking Action Plan
___ 2 Letters of Recommendation (Per applicant)
APPLICATIONS MISSING ANY OF THE ABOVE WILL BE RETURNED

ALL SCREENINGS MUST BE DONE IN PERSON! NO EXEPTIONS!

Applications are to be submitted with all the required documentation and the check in the amount of \$100.00 for the application fee per person or \$100.00 for a married couple (with marriage certificate if last name is different.) Applications cannot be processed without all required documentation and payment. This application fee check is to be made payable to Pine Island Ridge Phase B Condominium Association. Application Fee(s) are ***NON-REFUNDABLE**.

Once the completed application, documentation and fees are submitted, the process is 14 business days but can take up to 30 days.

Please remember that Applicants cannot move in until the application has been processed, approved, and the Screening Committee has met with the applicant(s) and approved the application.

ADDITIONAL DOCUMENTS

Condominium Association Documents: Complete set are available for sale: \$0.25/per page

Pool & Satellite key: \$150.00

Hanging Guest Decal: \$25.00 (Only sold to OWNERS)

Applications cannot be submitted via Fax or e-mail, all documents must be submitted hard copy to Ambassador Community Management either by mail or dropped off

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

**** THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! ****

APPLICATION FOR OCCUPANCY

Association Name: Pine Island Ridge Phase B

Circle one: Purchase - Lease - Occupant - Unit.# _____ Bldg.# _____ Address applied for: _____

Full Name _____ Date of Birth _____ Social Security # _____

Circle One: Single - Married - Separated - Divorced - How Long? _____ Other legal or maiden name _____

Have you ever been convicted of a crime? _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Applicant's Cell Number(s) _____ Applicant's Email Address _____

Spouse _____ Date of Birth _____ Social Security # _____

Other legal or maiden name _____ Have you ever been convicted of a crime? _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

Spouse's Cell Number(s) _____ Spouse's Email Address _____

No. of people who will occupy unit – Adults (over age 18) _____ Description of Pets _____

Names and ages of others who will occupy unit _____

In case of emergency notify _____ Address _____ Phone _____

PART I – RESIDENCE HISTORY

A. Present address _____ Phone _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Are you on the Lease? _____ If not, who is the leaseholder? _____ Are you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

B. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

C. Previous address _____
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other _____ Rent/Mtg Amount _____

Were you on the Lease? _____ If not, who is the leaseholder? _____ Were you on the Deed? _____ If yes, under what name? _____

Name of Landlord _____ Phone _____ Email address _____

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other _____

PART II – EMPLOYMENT REFERENCES

Include a recent copy of an earnings statement to expedite processing

A. Employed by _____ Phone _____
 Dates of Employment: From: _____ To: _____ Position _____ Fax _____
 Monthly Gross Income _____ Address _____

B. Spouse Employed by _____ Phone _____
 Dates of Employment: From: _____ To: _____ Position _____ Fax _____
 Monthly Gross Income _____ Address _____

PART III – BANK REFERENCES

Include a recent copy of a bank statement to expedite processing

A. Bank Name _____ Checking Acct. # _____ Phone _____
 Address _____ Fax _____

B. Bank Name _____ Savings Acct. # _____ Phone _____
 Address _____ Fax _____

PART IV – CHARACTER REFERENCES (No Family Members)

1. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____

2. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____

3. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____

4. Name _____ Home Phone _____
 Address _____ Business Phone _____
 Email Address _____ Cellular Phone _____

Are you using a realtor? Yes _____ No _____ If yes: Realtor's name _____
 Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant) _____ State Issued _____
 Driver's License Number (Secondary Applicant) _____ State Issued _____
 Make _____ Type _____ Year _____ License Plate No. _____
 Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

4690 NW 103rd Avenue, Sunrise, Florida 33351
www.associatedcreditreporting.com

Phone: 754-216-0025
Toll Free: 800-676-7640
Fax: 954-635-2157
Toll Free Fax: 800-235-7185

AUTHORIZATION FORM

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

(Applicant's Signature)

(Spouse's Signature)

(Applicant's Name Printed)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

PINE ISLAND RIDGE PHASE B CONDOMINIUM ASSOCIATION, INC.
C/O Ambassador Community Management

7100 West Commercial Blvd Suite #107
Lauderhill, FL 33319
-Attention: Barbara- Office (954) 741-8811 ext 204

Please initial(s) below if you have read and received each line item:

1. Articles of incorporation _____ (Buyers)
2. By – Laws _____ (Buyers)
3. Rules and Regulations _____ (Renters/Tenants must read and accept the Rules and Regulations)

Do you agree to abide by the terms, rules and regulations, and conditions of the association and the association documents? Yes _____ No _____

Do you assume the responsibility for your guests, members of your household and workers to duly comply with the above? Yes _____ No _____

Are you willing to cooperate with the general well-being of our community by attending board meetings, volunteering on committees and contributing with your input toward the betterment of our Community? Yes _____ No _____ (Buyers)

Has a Mortgage been obtained? Yes _____ No _____

If yes, Bank and Branch _____

Phone # _____

Other Info _____

Applicant's Signature: _____

Print Name _____

Interviewed by:

Sign and Print

Date: _____

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Information Sheet

APPLICANT (1) _____

PROPERTY ADDRESS _____

CELL PHONE NUMBER _____

Email _____

APPLICANT (2) _____

PROPERTY ADDRESS _____

CELL PHONE NUMBER _____

Email _____

ADDITIONAL OCCUPANTS:

NAME: _____ AGE: _____

NAME: _____ AGE: _____

NAME: _____ AGE: _____

VEHICLE INFORMATION

Make: _____ Year: _____ Model: _____ Color _____ Plate # _____

Make: _____ Year: _____ Model: _____ Color _____ Plate # _____

EMERGENCY CONTACT _____

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This information will be held in the strictest confidence by your elected board & Management Company.

RESIDENTS & GUEST PARKING ACTION PLAN

The procedures and regulations embodied in this document are **MANDATORY** upon all homeowners, renters and their guests, and are designed to establish principles of conduct for the general good and welfare of us all. They establish conditions and regulations which will affect favorably the health, safety, comfort and enjoyment of us all.

Homeowners' and renters' cooperation with these rules, regulations and procedures is **MANDATORY** by terms of the Condominium By-Laws and violations of any of them by homeowners, renters, guests, their children or their children's guests will be the **LEGAL** responsibility of the homeowner or renter.

NOTE FOR OUT OF TOWN OWNERS: You may register your vehicle(s) upon your next arrival. Please feel free to contact the office for any questions/concerns regarding this matter. We will not mail out decals. They must be hand delivered.

NOTE FOR ALL UNIT OWNERS RENTING THEIR UNIT: A copy of these documents will be provided in your tenant's application packet; however, it is ultimately **YOUR** responsibility to make sure that **YOUR** renters comply with these rules and regulations and that they register their vehicles.

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Security and Safety

Parking Motor Vehicle Registration & Parking Regulations

The Pine Island Ridge Phase B Condominium Association Inc. Parking Vehicle Regulations & Parking Regulations are enacted to increase safety and to provide an orderly process for the operation of and orderly parking of motor vehicles. It is the responsibilities of all residents to obey and have their guest(s) obey all parking regulations. Residents are also responsible to **register their vehicles** and obtain parking decals from the Office of Pine Island Ridge Phase B Condominium Association Inc. and obey all parking regulations.

Failure to REGISTER YOUR VEHICLE(S) & OBTAIN PARKING DECALS can result in Your vehicle being towed. Additional action by the Board of Directors will be taken until all Vehicles are registered and parking decals obtained.

Every resident residing in Pine Island Ridge Phase B Condominium Association Inc. is required to have a valid parking decal for each vehicle. Decals are issued at the Office of Pine Island Ridge Phase B Condominium Association Inc. Vehicles parked in reserved parking spaces on the property of Pine Island Ridge Phase B Condominium Association Inc., without a valid parking Decal will be considered as trespassing and may be immobilized and/or towed at the vehicle owners expense.

Parking Decals from the Pine Island Ridge Phase B Condominium Association Inc. will be issued free of charge to each resident after residents register their vehicles. If replacement(s) are needed due to the decal being lost, a \$25.00 charge will be assessed for each replacement AND THE ORIGINAL DECAL(S) WILL BE NULL AND VOID AS EACH DECAL WILL BE INDIVIDUALLY NUMBERED.

Temporary Guest Decals will also be available upon request from the office.

***** Refundable deposit of \$25 when returned within 72 hours. *****

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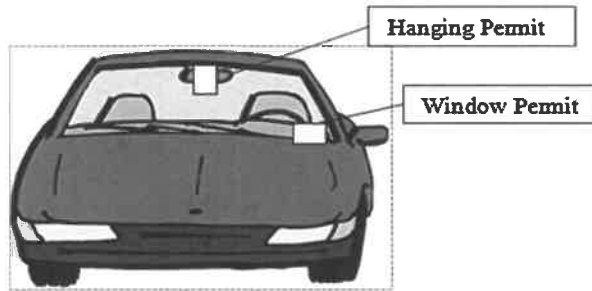
Lauderhill, FL 33319

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Motor Vehicle Parking Regulations are:

1. **Parking without a valid permit or improper placement of permit.**

- A. Permit must be displayed on front window, driver's side bottom corner. Must be visible at all times.



B. Any alteration or transfer of a parking permit renders it invalid.

2. Parking on grass area
3. Parking in another residents assigned parking space.
4. Parking in no parking zone.
5. Parking on roadways, or on shoulders.
6. Unauthorized parking in any restricted designated area.
7. Parking in Loading/Unloading zone.
8. Parking in crosswalk.
9. Parking Motor Cycles, Dune Buggies or Mopeds.
10. Not Parked Head in. "Parking is Head in Only"
11. Any vehicle without current registration and tag.
12. Parking over the white line and/or obstructing two spaces.
13. Parking trucks over 1 ton between the hours of 11p.m. to 8 a.m.
14. Parking pickup trucks with oversized tires.
15. Parking pickup trucks with off road suspension.
16. Parking in fire lanes.
17. Parking vehicles over 7 feet tall
18. Parking of Campers
19. Parking of Motor Home
20. Parking of Boats or Boat trailers
21. Only standard automobiles, station wagons, mini vans (less than 19 ft. in length) that are road worthy & on four standard size tires (NOT TRUCK TIRES) are permitted in the "RESERVED" parking spaces.
22. Placing a for sale sign on, in or near the vehicle while parked and or on Phase property is prohibited.
23. Making major/minor automobile repairs, flushing radiators, oil changes, etc., on the Phase Property is prohibited.
24. The use of watering hoses to wash vehicles on phase property is also prohibited.
25. Unauthorized parking in a designated handicap space. **UNAUTHORIZED PARKING IN HANDICAPPED SPACES WILL RESULT IN A FINE by local Police and vehicle being towed or immobilized.**

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Towing/Immobilization Policy

Towing

The Pine Island Ridge Phase B Condominium Association Inc. reserves the right to remove and impound any vehicle which is parked in a no parking zone, fire lane, loading dock, handicapped area, another residents space without permission or parked in such a way as to constitute a hazard to vehicular and pedestrian traffic or to the movement or operation of emergency equipment. The owner of the vehicle will be responsible for the costs involved in removing, impounding and storing the offending vehicle. All fees must be paid before the vehicle will be released. Pine Island Ridge Phase B Condominium Association Inc. is not responsible for damage to a vehicle resulting from towing or immobilization.

Immobilization

Any vehicle parked in violation of the Motor Vehicle Regulations issued by Pine Island Ridge Phase B Condominium Association Inc. may be immobilized by use of a wheel boot. Also, any vehicle subject to towing may be immobilized instead. Notice of the application of a wheel boot shall be posted prominently on the vehicle. Placement of the notice shall depend upon the type of vehicle. The Pine Island Ridge Phase B Condominium Association Inc. is not responsible for damage to a vehicle resulting from towing or immobilizing the vehicle. Only the Official Authorized Tow Company staff is authorized to remove wheel boots. Attempts to remove wheel boots by unauthorized personnel may result in criminal charges. Vehicles immobilized for longer than thirty-six (36) hours may be moved to a storage facility. The owner/custodian of the vehicle shall be responsible for the immobilization and removal fee as well as any storage fees.

I have received and read the Parking Action Plan for Tangerine Place Resident and Guest Procedures and Regulations enclosure and understand that they are designed to establish principles of conduct for the general good and welfare of all the homeowners, renters and guests.

Observance of these procedures and regulations is MANDATORY upon all Homeowners, Renters and their families and guests.

Bldg: 94 **Unit:** _____

Resident Name

Resident Signature

Date

Resident Name

Resident Signature

Date

Resident Name

Resident Signature

Date

Office Use:
Received By: _____

Date: _____

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DECAL RELEASE FORM

I, _____ have received _____ parking decals:

Decal # _____ Decal# _____ Decal# _____ Decal# _____

For vehicles registered to unit # _____ Building 94 _____.

I understand that if there is any change in vehicle ownership, the decal must be Returned to the office and the new vehicle must be registered. A new decal will be Provided free of charge. The original decal will be considered null and void. If the decal was lost, stolen, or simply misplaced, there will be a \$25.00 charge to Receive a replacement decal, and the original decal will be considered null and void.

****** *Decals are NON-TRANSFERABLE. Any unauthorized or misuse of decal will result in ticketing, fines, and/or towing.**

I understand that if I do not follow the rules and regulations concerning the display And/or use of the decals, my vehicle could be subject to fines and or possible towing Without additional warning. Towing will be at the **OWNER'S EXPENSE**.

Resident Name Signature Date

Witness Name Signature Date

Owner Name Owner Signature Date

Lessee Name Lessee Signature Date

Witness Name Witness Signature Date

PINE ISLAND RIDGE CONDOMINIUM B ASSOCIATION, INC.

9430-A Tangerine Place

Davie, FL 33324

Office (954) 472-8218 / Fax (954) 473-5344

ADDENDUM TO LEASE AGREEMENT

Must be signed by BOTH parties

- 1) The Association and/or its authorized agent shall have the irrevocable right to have access to each unit from time to time, during reasonable hours as may be necessary, for inspection, maintenance, repair or replacement of any Common Element therein or accessible there from, or for making emergency repairs therein necessary to prevent damage to the Common Element or another unit or units.
- 2) The Lessee agrees not to use the demised premises, or keep anything in the unit which will increase the insurance rates of the unit or interfere with the rights of other residents or the Condominium Association or any other residents by unreasonable noises or otherwise; nor shall the Lessee commit or permit any nuisance, immoral or illegal act in his unit, or on the Common Elements, or the Limited Common Elements.
- 3) The Lessee covenants to abide by the Rules and Regulations of the Condominium, and the terms and provisions of the Declaration of the Condominium, Charter and By-Laws of the Condominium Association, and agrees to be bound by the rules and guidelines of the Association and any other rules, which may become operative from time to time during said leasehold.
- 4) The approval of the proposed Lease Agreement issued by the Association is to be expressly conditioned upon the Lessee's observance of the conditions contained in this Addendum, and acknowledgment by the Lessee and Lessor that any additional occupants who become residents of the apartment until subsequent to the beginning of the lease term shall be presented to the Association for screening and approval. Any breach of the terms hereof shall give the Association the authority to take immediate steps to terminate the Lease Agreement. The Owner/Lessor acknowledges that He/She remains ultimately responsible for the acts of the Lessee and the Lessee's family and guests and for any costs incurred by the Association, including attorney's fees, in remedying violations of this Addendum and/or violations of the Condominium documents.
- 5) In the event the Owner/Lessor becomes delinquent in the payment of any sums and assessments due to the Association during the term of the Lease Agreement, upon written demand by the Association, the Lessee shall pay directly to the Association rental payments to the Owner/Lessor. The Association is to be granted the full right and authority to demand and receive the entire rent due from the Lessee and deduct from that rental sum all assessments, interest, late charges, and attorney's fees and costs, if any, due to the Association. The balance, if any, shall be forwarded to the Owner/Lessor at such address as the Owner may designate in writing. At such time as the delinquency no longer exists, the Association shall cease the demand and rental

payments shall again be made by the Lessee directly to the Owner/Lessor. This right may be exercised by the Association at any point in time that the Owner/Lessor shall become delinquent.

Owner Name

Owner Signature

Date: _____

Lessee Name

Lessee Signature

Date: _____

Witness Name

Witness Signature

Date: _____