

EGRET NEST HOMEOWNERS ASSOCIATION, INC

Resale/Lease Application Package

New Resident Checklist

APPROVAL REQUIRED

- Application must be 100% complete along with any application fees at time of processing.**
- Executed copy of the Sales Contract or Lease Agreement.
(Must be signed by the unit owner and prospective Buyer and/or Tenant Prior to submitting an application).
- Copy of all applicants over the age of 18 years of age Driver's license, Picture ID, or US Passport.
- Copy of all applicants Vehicle Registration(s).
- Non-refundable application fees:
 - \$150 per married couple or,
 - \$150 per single adult applicants over 18 years of age.(Cashier's Check or Money Order ONLY) **Made payable to Phoenix Management Services, Inc.**

AND

- \$100 per single adult applicant over 18 years of age or per Married couple.
(Cashier's Check or Money Order ONLY) **Made payable to Egret Nest HOA.**

The Egret Nest HOA requires the following NO EXCEPTIONS!

1. A face to face interview with all adult applicants. (No Skype or Phone calls)
2. (Sales) \$1000 capital contribution
3. All Owners must provide Proof of Homeowners Insurance (full coverage)
4. Must own the home for one year before renting is allowed.
5. (Leases) Minimum 6 months and only once every 12 months.
6. Trucks must be parked in the garage at all times.
7. Pets: 3 max per household.

**This Application Package must be submitted to:
Phoenix Management
6131-B Lake Worth Road, Greenacres FL 33463.
561-964-1550
Hours 8AM to 4:30 PM - Monday thru Friday**

Please contact River Bridge Property Owner's Association at 561-968-6054 for additional information an interview is required with them as well prior to occupancy

EGRET NEST HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR RESIDENCY

**The Application must be 100% complete along with any application fees. If any portion of this form is not complete it will be considered incomplete and returned to the applicant(s).*

TODAY'S DATE: _____

PLEASE CHECK ONE: RENTAL _____ SALE _____

REALTOR NAME: _____ REALTOR PHONE: _____

PRESENT OWNER'S NAME(S): _____

PROPERTY ADDRESS: _____

OF ADULT OCCUPANTS: _____ (18 YEARS OF AGE AND OLDER)

APPLICANT NAME: _____ DOB: _____

SOCIAL SECURITY OR PASSPORT # _____

MARITAL STATUS: _____ PHONE#: _____

EMAIL ADDRESS: _____

SPOUSE/CO-APPLICANT NAME: _____ DOB: _____

SOCIAL SECURITY OR PASSPORT # _____

MARITAL STATUS: _____ PHONE#: _____

EMAIL ADDRESS: _____

NAMES/AGES OF CHILDREN OCCUPANTS: 1. _____

2. _____

3. _____

PETS (Describe - Breed, Age, Color, Name)

1. _____

2. _____

3. _____

IN AN EMERGENCY NOTIFY: _____ PHONE: _____

RESIDENCY (SECTION)

PRESENT ADDRESS: Allow 2-3 weeks to process applications for potential buyers with out of country addresses.

STREET: _____ Apt. # _____
CITY: _____ STATE: _____ ZIP: _____
LANDLORD/MORTGAGE COMPANY: _____

PREVIOUS ADDRESS:

STREET: _____ Apt. # _____
CITY: _____ STATE: _____ ZIP: _____
LANDLORD/MORTGAGE COMPANY: _____

EMPLOYMENT (SECTION)

APPLICANT PRESENT EMPLOYER: _____ PHONE: _____
ADDRESS: _____
LENGTH OF EMPLOYMENT: _____ POSITION: _____ SALARY: \$ _____

APPLICANT PREVIOUS EMPLOYER: _____ PHONE: _____
ADDRESS: _____
LENGTH OF EMPLOYMENT: _____ POSITION: _____ SALARY: \$ _____

SPOUSE/CO-APPLICANT PRESENT EMPLOYER: _____
PHONE: _____
ADDRESS: _____
LENGTH OF EMPLOYMENT: _____ POSITION: _____ SALARY: \$ _____

SPOUSE/CO-APPLICANT PREVIOUS EMPLOYER: _____
PHONE: _____
ADDRESS: _____
LENGTH OF EMPLOYMENT: _____ POSITION: _____ SALARY: \$ _____

AUTOMOBILE INFORMATION (SECTION)

NUMBER OF CARS: _____
APPLICANTS DRIVER'S LIC. # _____ STATE/EXP. DATE: _____
SPOUSE/CO APPLICANT LIC. # _____ STATE/EXP. DATE: _____
COLOR: _____ MAKE _____ MODEL _____ YEAR _____ TAG # _____
COLOR: _____ MAKE _____ MODEL _____ YEAR _____ TAG # _____

BANK INFORMATION (SECTION)

APPLICANTS:

BANK NAME: _____ ACCT # _____
PHONE: _____ ADDRESS: _____ ZIP: _____
AGE OF ACCOUNT: _____ Years, Months CHECKING: _____ SAVINGS: _____ (please check one)

SPOUSE/CO-APPLICANTS:

BANK NAME: _____ ACCT # _____
PHONE: _____ ADDRESS _____ ZIP: _____
AGE OF ACCOUNT: _____ Years, Months CHECKING: _____ SAVINGS: _____ (please check one)

CHARACTER REFERENCES (SECTION) *LIST TWO*

NAME: _____ HOME # _____
WORK # _____ ADDRESS: _____
NAME: _____ HOME # _____
WORK # _____ ADDRESS: _____

Have you ever been evicted? _____

If yes, where/why? _____

Have you ever refused to pay rent? _____

If yes, where/why? _____

Attached is my non-refundable application fee of **\$150.00 per Married couple or \$150 per single adult applicant**
Extra fee of \$25.00 per adult for foreign background checks. (Cashier's check or money order) made payable to PHOENIX MANAGEMENT SERVICES, INC (AND)\$100 Per married couple or single adult applicant(Cashier's check or money order) made payable to EGRET NEST HOA. , along with a copy of the signed lease agreement/ sales contract. If any question is left blank, this application will not be processed and returned to you. This application is subject to approval. Willful misrepresentation will void any lease/sale, contract or agreement entered in connection with this application. I declare the above information to be true and correct. I authorize the landlord or agent(s) to verify and obtain a consumer credit report. I understand an investigation of my background will be conducted to determine my character, general reputation, personal characteristics, mode of living, and specifically authorize First Advantage to make such an investigation. I release First Advantage, its employees and members from any loss, expenses, or damages sustained directly or indirectly from information or reports furnished by First Advantage, as well as Phoenix Management and Association.

SIGNED: _____ DATE: _____

(APPLICANT)

SIGNED: _____ DATE: _____

(SPOUSE/ CO-APPLICANT)

**ADDENDUM TO LEASE FOR
EGRET NEST HOMEOWNERS ASSOCIATION, INC.**

1. The Lessee agrees not to use the premises, or keep anything in the unit, which will increase the Insurance rates of the unit or interfere with the rights of other residents by unreasonable noise or otherwise; nor shall Lessee commit or permit nuisance, immoral, or illegal act in the unit or on the common elements, or the limited common elements.
2. The lessee covenants to abide by the Rule and Regulations of the Association and the terms and provisions of the Declaration, By-Laws, and other Association Documents, and agrees to be bound by the Rules and Regulations and guidelines of the association and any other rules, which may become operative from time to time during said leasehold.
3. The approval of the proposed Lease Agreement issued by the Association is to be expressly conditioned upon the Lessee's observance of the provisions contained in this Addendum. 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 remains ultimately responsible for the acts of the Lessee and Lessee's family and guests and for any cost incurred by Association, including attorney's fees, in remedying violations of this Addendum and/or violations of the Documents.
4. No other persons may occupy the unit except whose name(s) are on the lease. If Lessee wants additional persons to occupy the unit, he must first get the permission of the Owner/Lessor and have additional Lessess apply to the Association for approval.
5. I 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, Lessee shall pay directly to the Association rental payments due to the Owner/ Lessor. *"Rent "is defined to include any payment the lessee is making in lieu of any rent paid either directly to the owner.* The Association shall pay directly to the Association shall be granted the full right and authority to demand and receive the entire rent due from the Lessee 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/Lessor may designate in writing. At such time as the delinquency no longer exists, the Association shall cease the demand and payments shall again be made by the Lessee directly to the Owner/Tenant.

Owner/Lessor Signature _____ Date _____

Lessee Signature _____ Date _____

Lessee Signature _____ Date _____

****IF NOT APPLICABLE PLEASE RIGHT N/A AND SUBMIT.**