

MARLBORO ESTATES CONDOMINIUM ASSOCIATION, INC.
4169 SW 67th Avenue Davie, FL 33314
954-792-0680

Following are procedures regarding sale or rental of a unit in the Marlboro Estates Condominium prior to occupancy.

SALE

Owner

1. All maintenance and other charges must be paid in full.
2. Mailbox and common area keys furnished to Buyer.
3. Copy of condominium documents, including amendments, furnished to Buyer.

Buyer

- Submit following to condo office:
 - copy of sales contract
 - \$100.00 non-refundable screening fee payable to Marlboro Estates Condo
 - copy of driver's license and vehicle registration
- Submit copy of warranty deed to condo office after closing

RENTAL

Tenant

- Submit following to condo office:
 - Application
 - copy of rental contract
 - \$100.00 non-refundable screening fee payable to Marlboro Estates Condo
 - copy of driver's license and vehicle registration

Drop off Application at the Condo Mail

APPLICATION FOR OCCUPANCY APPROVAL

INSTRUCTIONS:

1. If adult applicants are not legally married, a background application on each person must be completed.
2. If any question is not answered or left blank, this application may be returned, not processed or not approved.

PRINT ALL INFORMATION:

UNIT # _____ STREET ADDRESS _____

PROPOSED DATE OF OCCUPANCY: _____

PRIMARY APPLICANT:

Last Name _____ First Name _____ Maiden Name (if applicable) _____

Age _____ Sex _____ Date of Birth _____

Home Tel # _____ Cell Tel # _____ Work Tel # _____

SPOUSE OR SECOND APPLICANT

Last Name _____ First Name _____ Maiden Name (if applicable) _____

Age _____ Sex _____ Date of Birth _____

Current Address: _____

Home Tel # _____ Cell Tel # _____ Work Tel # _____

ADDITIONAL RESIDENTS (if any):

Name _____ Age _____ Relationship to Applicant: _____

Name _____ Age _____ Relationship to Applicant: _____

RESIDENCE HISTORY

Present Address _____

Name of Apt or Condo _____ Phone # _____ Date of Residency _____ to _____

Name of Landlord or Mortgage Company _____ Phone # _____

Previous Address _____

EMERGENCY CONTACT

Name _____ Phone # _____ Relationship _____

Have any of the applicants ever been convicted of or pled to a crime? Yes _____ No _____

If yes, explain circumstances (use additional sheets if necessary): _____

I (we) understand that any false statements made on this application will be grounds for automatic disapproval and no further consideration will be given. I (we) further understand that only applicants listed on this application can occupy the unit. I (we) authorize Marlboro Estates Condominium Association and its agents to make inquiries regarding our credit history, criminal background history and verifying the facts herein stated. I (we) have read the association's Rules & Regulations and agree to abide by them.

Signature of Primary Applicant

Date

Signature of Second Applicant (if applicable)

Date

Signature of Owner

Date

For Office Use:

Date Screened: _____

Approved/Disapproved by Board _____ By _____

ADDENDUM TO APPLICATION

1. It is further understood and agreed by and between the parties that Marlboro Estates Condominium Association shall enforce all Rules & Regulations of the condominium, the Declaration of Condominium, and the By-Laws of the Association and, in the event of continuing violations by the Lessee, may require the Lessor to file suit for eviction. It is further understood and agreed that the Association shall be entitled to take any actions in its own name including, but not limited to, filing suit for eviction against said Lessee and in such event the Lessor agrees to be responsible to the Association for the costs of taking said action, including the payment of court costs and reasonable attorney's fees. The rights of the Association shall be cumulative with all other rights available to the Association under the law to enforce the Rules & Regulations, the Declaration of Condominium and the By-Laws of the Association.

2. As a condition of rental, Lessee(s) agree that all children under 16 years of age will be under direct supervision at all times. All supervisors shall be 18 years of age or older. Lessee(s) will be responsible for any and all damages that may be caused by their children and/or their guests to any areas of the common grounds or buildings. Repeated violations of any of the Rules & Regulations will be cause for eviction.

3. In the event the Lessor is delinquent in the payment of any monthly maintenance or assessment due Marlboro Estates Condominium Association, and if such delinquency continues for a period in excess of fifteen (15) days, Lessee, upon receiving written notice of such delinquency from the Association, may deduct from the rental payment due Lessor and pay directly to Association, the amount necessary to cure the delinquency. It is understood and agreed that Lessee shall continue to pay the monthly maintenance or assessment payment to the Association until such time as Lessee is notified in writing by the Association that the Lessor's delinquency and default has been cured. A copy of the Demand Letter shall be furnished to the Lessor whenever the Lessor shall have failed to pay its obligation within fifteen (15) days of its due date.

Lessee

Date

Lessee

Date

Owner

Date

NATIONAL TENANT NETWORK

TELEPHONE 1-800-330-2930 FAX 1-800-368-1241

Subscriber: **MARLBORO ESTATES CONDOMINIUM**

ACCESS NUMBER FL 305

PHONE NUMBER 954-792-0680

FAX THIS REPORT BACK TO: 954-792-0680 ATTN: ANGELO

CHECK THE DESIRED REPORT BELOW:

(X) CRIMINAL BACKGROUND SEARCH

Applicant: _____

Social Security # _____

Driver's License # _____ STATE _____

Date of Birth _____

Present Address: _____

City: _____ State _____ Zip _____

I certify that the above information is correct and complete and hereby authorize you to make any inquiries you feel necessary. I understand that the information contained on this form may be maintained in a data base by National Criminal Records for up to five (5) years.

Applicant's Signature: _____

Date: _____

MARLBORO ESTATES CONDOMINIUM ASSOCIATION, INC.

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RULES & REGULATIONS

Rules & Regulations have been established to provide a comfortable, safe environment for owners, tenants and their guests.

GENERAL USE AND OCCUPANCY

Each unit shall be occupied and used only as a residence. No rooms within an individual unit may be rented. Maximum occupancy is two persons for a 1-bedroom unit and four persons for a 2-bedroom unit. Tenants may have guests not exceeding a two-week period during which time tenants are responsible for their guests' actions. Thereafter, the guest will be considered a resident and must go through the customary application and screen process.

Noise & Music must be kept at a reasonable level as to not disturb neighbors.

Residents absent from their units for several days should shut off main water inside unit and shut off circuit breaker to hot water heater.

Criminal activity of any kind is strictly prohibited.

Satellite dishes can be mounted on the A/C unit for that unit only. Contractor must agree to remove dish upon discontinuance of service. If not removed by contractor, owner will be responsible for reimbursing the association for the cost of removal.

Storage in stairways or sidewalks is prohibited per Town of Davie Fire Department.

Common Areas – No owner or tenant may change or remove furnishings or equipment from the common areas. Owners are liable for repairs or replacement of any common area or limited common area, including parking space that is damaged or destroyed by owner/tenant/guest/contractor/employee. Residents and children are not allowed to play or loiter on stairways, sidewalks, parking lot or courtyard.

No bicycles, skates, skateboards, scooters or rollerblades are allowed in these areas. Bicycles may be stored in association bike racks only and at owner's risk.

No dumping of cigarette butts is allowed.

WINDOWS/DOORS/SCREENS – Windows, including storm windows and frames, must be standard neutral-colored. Nothing shall be visible from the outside of the unit that will detract from the appearance of the building. "For Sale", "For Rent" and political signs are not allowed. Owners are responsible for the repair/replacement of doors, windows and screens in their unit. Holiday decorations are acceptable within a reasonable timeframe. RING doorbells may be affixed to the centers of doors only and not attached to doorframes or to concrete walls.

Hurricane Shutters – Aluminum panels and/or plywood boards only are allowed on fronts and backs of units (no rolldown or accordians). Wood must be secured to building with screws and the use of molly bolts so as not to damage the walls or window frames. Shutters are allowed up one week prior and one week after a storm. Unit owners will be responsible for any damage to walls and/or window frames during the installation or removal of shutters.

Crash Chains – Owners are responsible for ensuring the use of crash chains on front door at all times to prevent bodily injury.

TERRACES/PATIOS – Nothing shall be hung from the ceilings or walls including plants, bathing suits, towels and mops. Cooking on terraces is prohibited by Town of Davie Fire Department. Terraces may not be used for general storage. No sitting or standing on balcony railings.

POOL AREA – The pool is open from 10:00 am to dusk. Residents and their guests use the pool at their own risk. All persons must shower before entering pool. Persons with open sores, wounds, bandages or communicable diseases are not allowed in pool. Children under the age of 16 must be accompanied by an adult at all times. Waterproof pants must be worn by infants. No running, pushing, diving or jumping in pool, shouting or excessive noise or music is allowed. No glass or breakable items. No pets in pool area. BBQ allowed in designated area only.

WASTE DISPOSAL – Garbage MUST be placed in plastic bags, tied and deposited inside dumpster. Cartons and boxes should be broken down before being placed in dumpster. Any remodeling material, including appliances, must be removed by the contractor.

PETS – The keeping of pets on the premises is a privilege. Residents must obtain approval from owner and board prior to occupancy. No pet may exceed 25 pounds at maturity and a maximum of two pets per household are allowed. **AGGRESSIVE BREEDS NOT ALLOWED PER INSURANCE REGULATIONS.** Pets must be kept on a leash and under control at all times. Designated dog-walking area is along the fence line in front of the cars' bumpers only. No dogs in courtyards, around buildings or in pool area. ***Pet feces must be picked up by owner, sealed in plastic bags and disposed of in dumpster.*** Pets are not permitted to cause a disturbance or nuisance. Pets cannot be washed in laundry rooms or any other part of the common areas.

PARKING/VEHICLES

Each unit is assigned parking spaces (one bedroom = one space; two bedrooms = two spaces). Back-in parking, parking in front of dumpster rooms or on grass and double parking is not allowed. Violators will be towed at their expense if parked in someone else's space or in an unauthorized manner or area.

Guests are to park in guest parking only.

Parking areas shall not be used for mechanical work.

Parking of boats, trailers, campers or commercial trucks are permitted for 48 hours ONLY. No storage of vehicles permitted. Abandoned vehicles will be towed at owner's expense.

Speed limit is 5 mph at all times.

LAUNDRY ROOMS are available 8 am to 11 pm. Dryers are on timers and will shut off automatically at 11 pm. Laundry-related problems should be reported to the association office.

FEEDING OF WILDLIFE including feral cats and ducks is not permitted.