

OAKTREE PLAZA ASSOCIATION

C/o TMG Management
3303 W. Commercial Blvd., Suite 170
Fort Lauderdale, FL 33309
954-782-7820 954-782-7823 Fax

APPLICATION FOR OCCUPANCY

**THIS APPLICATION IS FOR ONE PERSON OR HUSBAND AND WIFE ONLY
A COPY OF A MARRIAGE CERTIFICATE IS REQUIRED IF MARRIED AND LAST NAMES
ARE DIFFERENT**

The following items **MUST** accompany your application or the application will be considered **INCOMPLETE** and will not be processed until received.

- Copy of a driver's license or ID card
- Copy of vehicle registration
- Copy of lease/sales contract signed by both parties
- Non refundable application fee of \$100.00 per application in the form of a money order or cashier's check made payable to the Association

If this is a lease the unit may not be rented if the owner is behind in their maintenance/special assessment payments or have outstanding violations. The unit may not be rented less one year. All keys must be obtained through the landlord.

If this is a sale a copy of the documents should be provided to you at the closing. Should you not be provided with documents a copy may be obtained from the Association for a fee of \$50.00. All violations must be corrected prior to application approval. Upon closing a copy of your Warranty Deed must be provided to the Association.

**PLEASE MAKE SURE ALL DOCUMENTS ARE LEGIBLE. SCREENING WILL NOT
BE SET UNTIL ALL DOCUMENTS AND PAYMENT ARE RECEIVED.**

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Date Received: _____
Ordered by: _____
Verbal _____ Mail _____ Fax _____
Individual _____ Joint _____
Unit number: _____

Purpose: Rent _____ Purchase _____ other _____
Telephone: _____
Rush _____ need by _____

**THIS FORM IS FOR ONE PERSON OR HUSBAND AND WIFE ONLY. ADDITIONAL PROCESSING FEES
WILL APPLY FOR INCOMPLETE APPLICATIONS.
ALL APPLICATIONS SPACES MUST BE FILLED IN.**

APPLICATION

APPLICANTS:

Name: _____ SSN: _____ DOB: _____
Other names used: _____ Drivers License No: _____
Have you ever been convicted of a crime? _____

Name: _____ SSN: _____ DOB: _____
Other names used: _____ Drivers License No: _____
Have you ever been convicted of a crime? _____

No. of Vehicles: _____ Year, make and model: _____

In case of emergency: _____ Relationship: _____
Address and phone number: _____

BUSINESS:

Name of business: _____

Number of years in business: _____

Brief synopsis about the nature of business _____

Number of employees: _____ Number of vehicles: _____

INSURANCE:

Agent Name/Company: _____

Phone Number: _____ Policy Dates: _____

Please enclose a certificate of insurance

ADDRESSES:

Present Address: _____
Complex name: _____ Present Telephone #: _____
Date moved in: _____ Date moved out: _____ # of occupant's _____
Landlords name: _____ phone #: _____ Rental paid \$ _____

Address: _____
Complex name: _____ Present Telephone #: _____
Date moved in: _____ Date moved out: _____ # of occupant's _____
Landlords name: _____ phone #: _____ Rental paid \$ _____

BANKS:

Bank Name: _____ Address: _____
Phone No: _____

Bank Name: _____ Address: _____
Phone No: _____

REFERENCES:

Name: _____ Phone Number: _____
Relationship: _____ Years Known: _____

Name: _____ Phone Number: _____
Relationship: _____ Years Known: _____

Name: _____ Phone Number: _____
Relationship: _____ Years Known: _____

Applicant(s) certify that all information submitted is true and complete. Each applicant authorizes the ordering of a Oaktree Plaza Association. A investigation which may include but is not limited to consumer credit, mortgages, banking, employment, businesses, tenancy, public records, personal character and characteristics, general reputation and mode of living. Each applicant request and authorizes all persons and firms contacted by Oaktree Plaza to release and give Oaktree Plaza by any transmission means including telephone, all information regarding the above subjects without limitation, including income. Applicant's release Oaktree Plaza and its members, all persons and firms providing or receiving information (to include employees, officers, directors, brokers, agents and representatives of the foregoing) from any and all claims or liability which may arise from the release, transmission, assembly, or interpretation of information, or denial of credit, housing, privilege or extra or unusual deposits. Applicants authorize reliance on this document and specifically agree that providing of false or misleading information constitutes reasonable grounds for denial of application. Applicant understands that the community has certain standards of credit, criminal and background criteria and may be turned down if Applicant does not qualify. Applicant(s) authorize reporting of any ensuing residency history to Oaktree Plaza and its affiliates on the same terms as above. Applicant understands that each community has its residential guidelines and applicant may be turned down based on that criterion.

Applicant signature _____ date: _____

Applicant signature _____ date: _____

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

8795 West McNab Road, First Floor, Tamarac, Florida 33321
www.associatedcreditreporting.com

Phone: 954-543-9400
Toll Free: 800-676-7640
Fax: 954-543-9411
Toll Free Fax: 800-235-7185

APPLICANTS: Most banks, financial institutions, mortgage companies and employers require your signature and name printed to verify information. Please complete the form below: Thank you.

*****AUTHORIZATION FORM*****

You are hereby authorized to release to any and all information requested with regards to verification of my bank account (s), credit history, residential history, criminal record history, employment verification and character references to Associated Credit Reporting, Inc. This information is to be used for my/our credit report for my/our Application for Occupancy.

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 for the exclusive use of the association for residential screening purposes only

PLEASE INCLUDE COPY OF DRIVER'S LICENSE and SOCIAL SECURITY CARD TO CONFIRM IDENTITY. If you do not have a Social Security Card, please include a copy of your Passport or current identification card.

Please notify your Landlord(s), Employer(s), and Character References that we will be contacting them to obtain a reference pursuant to your application.

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 signature.

I/We certify under penalty of perjury that the foregoing is true and correct.

(Applicant's Signature)

(Applicant's Name Printed)

(Spouse's Signature)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

NOTE TO APPLICANTS: Banks and some employers require your signature and name printed as authorization to verify information. If it is not your bank or employer's policy to verify by fax or verbally-please enclose a copy of your most recent bank statement and check stub. Thank You!

RULES AND REGULATIONS OF OAKTREE PLAZA

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

Observance of these regulations is MANDATORY for all unit owners, renters and their families, guests, visitors, employees and hired trades people.

Unit owners' and renters' cooperation with these rules, regulations and procedures is required by the terms of the condominium bylaws and violation of any of them by unit owners, renters, guests, their children, or their children's guests, employees or trades people, will be the legal responsibility of the unit owner or renter.

1. No radio or television aerial or antenna shall be attached from the exterior of the building or the roofs thereon, by an occupant or owner.
2. The agents of the association and any contractor or workman authorized by the association may enter at any reasonable hour of the day for any purpose permitted under the terms of the Documents and Bylaws of the association. Except in the case of emergency, entry will be made by prearrangement with the occupant. Posted intentions are sufficient notice.
3. No motor vehicle shall be parked in such a manner as to impede ready access to another parking space, any walkway or entrance to the building or garbage area. Owners, renters and guests are obligated to obey parking regulations as posted, owners and/or renters are to be held responsible for the non-compliance of their guests with any and all of the applicable rules and regulations. The association has the right to have any vehicle that is in noncompliance with regulations, towed away, with the costs to be borne by the owner/violator.
4. All damage to any building or common area caused by the moving or carrying of any article therein shall be paid by the owner/renter responsible for causing such damage. Tampering with or damage or vandalism to any common area in the building, recreational facilities, or equipment caused by any owner or renter or his guests shall be repaired/replaced at the expense of such owner/renter.
5. No occupant shall use or permit to be brought into the units or storage area, or parked vehicle, any flammable oils or fluids such as gasoline, kerosene, naphtha benzene, or other explosives or articles deemed hazardous to life, limb or property. All explosive chemicals are to be stored properly in a fireproof cabinet and/or fire proof box.
6. There will be no dogs or cats allowed to reside on the premises.
7. No unit shall be rented, transferred or sold without the approval of the Board of Directors or their agent. No subletting allowed. All leases are to be for a term of one year.
8. All trash must be properly bagged, tied securely, and placed in the garbage receptacle and not on the ground of the community. Large cartons and boxes are to be broken down. No old furniture, mattresses and the like are to be placed in or near the dumpster. Please contact your city to see when the large pick-up is scheduled for or contact your owner and/or property management company for removal.
9. Campers, trailers, mobile homes, storage of boats, motorcycles and big-wheeled vehicles are NOT ALLOWED. Vehicles MUST NOT be used for sleeping accommodations.

10. Owners and lessees must register with the Association, the license tag number and make of their vehicle.
11. No parking or driving on grass areas. Vehicles are to be parked in parking spaces only.
12. No mechanical repairs or changing of oil or anti-freeze on vehicles allowed.
13. Parking spaces SHALL NOT be used for storage of disabled vehicles, campers, trucks, or commercial vehicles.
14. No vehicle shall remain on the premises that cannot move under its own power for more than 48 hours.
15. All commercial vehicles are to be parked away from the building during normal business hours
16. There is to be no loading/unloading of tools and or equipment through the front of the building.
17. No additional vehicle storage is permitted, in excess of each units allotted permanent parking spaces.
18. Each unit is allotted two permanent parking spaces. With the exception of units #104, 115 and 117 These units are allotted six permanent parking spaces each.
19. If emergency temporary storage is requested, it must be approved by the board, in writing.
20. Overnight parking is at the owner's risk. The association assumes no responsibility for any theft, or damages.
21. Daily parking in the rear the rear of our building is first come, and it is required that vehicles park along the curb, so as to allow traffic to flow.
22. Vehicles in violation of the parking rules, will have a warning sticker placed on their windshield, and will be subject to towing.
23. Violators will be warned ONCE. The second offense will result in towing at the vehicle owner's expense.
24. No one, except association employees and authorized repairmen, shall go up on the roof of the building.
25. No metered water may be used for washing cars, boats, etc.
26. If it is discovered that drugs are being used by a lessee on the premises, the Board of Directors may terminate the lease.
27. Failure of any owner to pay the maintenance payments for the unit enables the Board of Directors or the property management company, that upon written notice to tenant, to collect all rent monies due until all back fees are paid in full, together with any costs and attorney's fees incurred.

28. Any new business entering the Oaktree Plaza which requires a large amount of water usage for their business will need to install their own water meter and water line at their own expense.

29. All guests are to abide by the rules and regulations of Oaktree Plaza.

READ AND APPROVED.

Dated: _____

Print Name

Signature

LEASE ADDENDUM

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 therefrom, or for making emergency repairs therein necessary to prevent damage to the common elements 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 or other tenants/owners by unreasonable noises or otherwise; nor shall 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 association, and the terms and provisions of the Documents and By-laws of the 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 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 Lessee and Lessee's family and guests and for any costs incurred by association, including attorney's fees, in remedying violations of this Addendum and/or violations of the association 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, Lessee shall pay directly to the Association rental payments due to the owner/Lessor. The association shall be granted the full right and authority to demand and receive the entire rent due from the Lessee and deduct from the rent 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 payments shall again be made by the Lessee directly to the owner/Lessor.

Dated: _____

ZERO TOLERANCE DRUG POLICY

DATE: _____

Tenant/Owner: _____

ADDRESS: _____

I understand and agree that this complex is attempting to be a drug-free environment and the Association has a policy of Zero tolerance to illegal drugs on these premises.

I further understand and agree that this policy entitles Association/Management to terminate the Rental Agreement of any Tenant who has engaged in any drug-related activity such as possession, sale, manufacture, distribution or use of a controlled substance on or about these premises, or engages in any other illegal activity which is detrimental to the complex or its residents, and to seek immediate legal injunction of any owner.

I understand and agree that this policy is intended to ensure that the Association's safety and peaceful enjoyment of this complex is protected and that residents and their guests or invitee do not use or sell illegal drugs on these premises.

Owner/Tenant:

Owner/Tenant:

Owner/Tenant:

Owner/Tenant:

Landlord/Management