

WATERFORD POINT CONDOMINIUM APARTMENTS, INC.

ALL PURCHASE/LEASE APPLICATION PACKETS

THE APPLICATION AND OTHER FORMS (THE PACKET) MUST BE COMPLETED IN FULL IN ORDER TO RECEIVE A CERTIFICATE OF APPROVAL FOR THE PURCHASE OR LEASE OF A UNIT LOCATED AT

**WATERFORD POINT CONDOMINIUM APARTMENTS, INC.
801 SOUTH FEDERAL HIGHWAY
POMPANO BEACH, FL 33062
954-495-9721**

THESE FORMS CAN BE OBTAINED BY CALLING CAMPBELL PROPERTY MANAGEMENT AT 954-427-8770 OR BY ACCESSING OUR WEBSITE AT:

www.waterfordpoint.com

Prospective Purchasers or Lessees must complete the forms in full and return them to:

**CAMPBELL PROPERTY MANAGEMENT COMPANY
1215 EAST HILLSBORO BOULEVARD
DEERFIELD BEACH, FL 33441
TELEPHONE: 954-427-8770 FAX: 954-427-6692**

ALL APPLICATIONS MUST HAVE A NON-REFUNDABLE PROCESSING FEE OF \$100.00 PER APPLICANT (\$100 FOR MARRIED PERSONS) MADE PAYABLE TO CAMPBELL PROPERTY MANAGEMENT. IF THERE ARE TWO UNMARRIED APPLICANTS, THE FEE IS \$200.00.

**WATERFORD POINT CONDOMINIUM APARTMENTS, INC.
801 S. FEDERAL HIGHWAY
POMPANO BEACH, FL 33062**

APPLICATION FOR LEASE, PURCHASE, GIFT, DEVISE, OR INHERITANCE APPROVAL

1. **All forms in this application must be completed by the propose purchasers/lessees.**
2. **If any questions are not answered or left blank, this application will be returned, not be processed and not approved.**
3. **Please attach a fully executed copy of the Contract or Lease to this application.**
4. **Two (2) letters of reference must also accompany the package.**
5. **Please attach a non-refundable processing fee of \$100.00 per applicant, made payable to Campbell Property Management. If there are two applicants then we need \$200.00 etc.**
6. **The completed application must be submitted to the association at least 30 days prior to the anticipated date of sale or the date lease is to begin.**
7. **All applicants/tenants must make themselves available for a personal interview prior to final board approval. Occupancy prior to board approval is prohibited.**
8.
 - a. **No lease shall be for less than three months or more than twelve months.**
 - b. **No more than one lease in a 12-month period is permitted.**
 - c. **Renewals or extensions of leases are subject to re-approval by the board.**
 - d. **No subleases are permitted.**
9. **Use of this apartment is single-family residence only.**
 - 1 Bedroom - No more than 3 occupants
 - 2 Bedrooms - No more than 4 occupants

THERE WILL BE ABSOLUTELY NO EXCEPTIONS TO THE ABOVE REQUIREMENTS.

ABSOLUTELY NO INTERVIEWS WILL BE SCHEDULED UNTIL WE HAVE RECEIVED ALL OF THE REQUIRED DOCUMENTS.

1. In making the following application, I/We represent to the Board of Directors that the purpose for the purchase of an apartment is as follows:

Permanent Residence _____ Seasonal _____ Other _____

2. I/We hereby agree for myself/ourselves and all persons who may use the apartment that I/We seek to purchase/lease that I will abide by all the restrictions contained in the By-Laws, Rules and Regulations, condominium documents and restrictions that are or may in the future be imposed by Waterford Point Condominium Apartments, Inc.

3. I/We have received a copy of all the Condominium documents YES _____ NO _____
I/We have received a copy of the Rules and Regulations YES _____ NO _____

*** Condo docs must be provided by the current owner.**

4. I/We understand the Board will advise me/us of either acceptance or denial of this application.

5. If accepted I/We will provide a copy of the Closing Statement and Recorded Warranty Deed within 15 days of closing.

6. **PETS ARE NOT PERMITTED.** Your guests are not permitted to bring pets onto the property.

7. I/We understand that the acceptance for purchase or lease is conditioned upon the truth and accuracy of this application and upon approval of the board. Any misrepresentation or falsification of the information on these forms will result in the automatic rejection of the application. **Occupancy prior to board approval is prohibited.**

8. I/We understand that the board will initiate an investigation of my/our background, as the board may deem necessary. Accordingly, I/We specifically authorize the board to make such investigation and that the board and officers of the association shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the board of directors.

In making the foregoing application, I/We understand that the decision of Waterford Point Condominium Apartments, Inc. will be final and the board will give no reason for any action taken. I/We agree to accept the determination of the board.

APPLICANT _____

APPLICANT _____

YOUR MUST PRINT OR TYPE ALL INFORMATION ON THESE FORMS

DATE: _____ APT. NO. _____ APPROX. CLOSING DATE: _____

OR:

LEASE TERM FROM: _____ TO: _____

CURRENT OWNER/S NAME: _____

ADDRESS: _____

PHONE: _____

NAME OF REALTOR HANDLING SALE/LEASE: _____

PHONE NO. _____

NAME OF PROSPECTIVE PURCHASERS\LEASEES _____

PHONE NO. _____

OTHER PERSONS WHO WILL OCCUPY THE UNIT WITH YOU:

NAME _____ AGE _____ RELATIONSHIP _____

NAME _____ AGE _____ RELATIONSHIP _____

AUTO INFORMATION:

NO MORE THAN TWO (2) VEHICLES ALLOWED PER UNIT

NO TRUCKS IN EXCESS OF 1/2 TON

NO OVERSIZED VEHICLES OF ANY TYPE

Make, Type & Year _____ License Plate No. _____

Make, Type & Year _____ License Plate No. _____

**WATERFORD POINT CONDOMINIUM APARTMENTS, INC.
801 S. FEDERAL HIGHWAY
POMPANO BEACH, FL 33062**

TO ALL NEW OWNERS AND RENTERS

Please provide the following information so we may place you in our computerized entrance system:

YOUR NAME _____

YOUR UNIT # _____

HOME PHONE # _____

WORK PHONE # _____

Your visitors will enter your code number from the directory, which will ring your telephone. You will then press 6 on your telephone, which allows them to enter the lobby. If you have cable, you can turn to channel 18 to see who is calling you at the front lobby.

In case of EMERGENCY we also need the following contact information:

Notify:

Name & Relationship _____

Address: _____

Telephone #. _____

WATERFORD POINT

801 S. FEDERAL HWY.
POMPANO BEACH, FL 33062

**YOU ARE HEREBY AUTHORIZED TO RELEASE AND INFORMATION REQUESTED
REGARDING BANKING, CREDIT, EMPLOYMENT, RESIDENCE AND POSSIBLE CRIMINAL
BACKGROUND.**

**I WAIVE ALL RIGHTS AND PRIVILEGES CONCERNING THE RELEASE OF SAID
INFORMATION AND REPORTS TO RESIDENT DATA.**

PRINT CLEARLY BELOW

Applicant: _____

SS#: _____ / _____ / _____ **DOB:** _____ / _____ / _____

Driver's Lic#/State: _____

Present Address: _____

Signature: _____

Applicant: _____

SS#: _____ / _____ / _____ **DOB:** _____ / _____ / _____

Driver's Lic#/State: _____

Present Address: _____

Signature: _____

Applicant: _____

SS#: _____ / _____ / _____ **DOB:** _____ / _____ / _____

Driver's Lic#/State: _____

Present Address: _____

Signature: _____

QUESTION AND ANSWER SHEET

WATERFORD POINT CONDOMINIUM APTS, INC.

Name of Condominium Association

_____ (Date)

Q: What are my voting rights in the condominium association?

A: Each unit has one vote. If there is more than one owner, a Voting Certificate must be provided to the Secretary of the Association which names one of the owners, as Voting Representative and which all owners must sign.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: This information is contained in the attached Declaration of Condominium and our Rules and Regulations.

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: See #16 of the Rules and Regulations as well as Declaration of Condominium.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: Maintenance is paid quarterly on January 1, April 1, July 1, and October 1. The quarterly amount for your unit is \$_____. There is a late charge of \$15.00 if maintenance is paid after the 30th of the month in which it is due.

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: There are no other associations.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: There are no rent or land use fees.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: No

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.