CYPRESS BEND VII CONDOMINIUM ASSOCIATION, INC.

2234 North Cypress Bend Drive, Pompano Beach, FL 33069
Phone: (954)978-2945

The following items are required for the LEASE of any unit:

1) Complete Application Packet
2) Copy of Lease
3) Copy of Driver's License for each applicant
4) Copy of Vehicle Registration for each applicant
5) **Payment of $150.00 must be paid when submitting completed applications online or if in person a money order only payable to Cypress Bend VII** for the application process, background/credit check. This fee is non-refundable. Should you need it sooner it will be considered a rush and an additional $75 per applicant, online payment coming soon, please check the website if available for you today.
6) All prospective residents over the age of 18 (excluding a married couple) must submit a separate screening application along with the $150.00 background fee.
7) **Money Order or online payment of $800.00 payable to Cypress Bend VII** for security deposit for the common areas.

Interviews are held at the Cypress Bend VII Clubhouse by appointment only.
The applicants will be contacted for a personal interview.

The Association Documents allow thirty (30) days to process your application. The application MUST be completed in its ENTIRETY in order to commence processing. If you leave any item blank, the application will be returned. Also, any misrepresentation or falsification of information may result in your disqualification.

FOR RUSH APPLICATION PROCESS:

Please include a $75.00 money order or online payment made payable to Cypress Bend VII if you require your application to be RUSH processed within twenty-one (21) days prior to your expected lease start date.

****ALL FEES NEED TO ACCOMPANY THE APPLICATION TO BE PROCESSED.**
ALL CHECKS WILL BE DEPOSITED IMMEDIATELY. **

Cypress Bend Condominium Association, Inc.
2234 N Cypress Bend Drive, FL 33069
Pompano Beach, FL 33069

Bldg No. _____ Unit No. _____ Monthly Rent _____ Lease Terms_____

Lease Application

IMPORTANT: Each co-resident/co-applicant over the age of 18 must submit separate applications.

Date of Application: _____

Applicant Name: _____

Phone Number: _____ **Email:** _____
Date of Birth: _____ **Social Security/SIN #:** _____
Marital Status: _____ **Driver's License/State:** _____

Spouse's Name: _____
Phone Number: _____ **Email:** _____
Date of Birth: _____ **Social Security #**: _____
Marital Status: _____ **Driver's License/State:** _____

Other Occupants
Name _____ **Date of Birth**_____ **Relationship**_____
Name _____ **Date of Birth**_____ **Relationship**_____
Name _____ **Date of Birth**_____ **Relationship**_____

Have you, the co-applicant(s), and/or any other occupant(s) ever been arrested, charged, and/or convicted of a crime? Yes / No
If yes, provide a detailed explanation (use the reverse side of this application).

Resident History

Current Street Address: _____
State/Zip: _____
Phone: _____ Email: _____
Period To/From: _____Monthly Payment: _____
Landlord's Name: _____
Landlord's Phone: _____ Reason for Moving: _____

Previous Street Address: _____
State/Zip: _____
Phone: _____ Email: _____
Period To/From: _____Monthly Payment: _____
Landlord's Name: _____
Landlord's Phone: _____ Reason for Moving: _____

Have you and/or the co-applicant ever been evicted from any property? Yes / No
If yes, please provide a detailed explanation (use the reverse side of this application).

Employment History

Present Employer: _____
Supervisor: _____ Phone Number: _____
Position: _____ Dates of Employment: _____
Gross Weekly Salary: _____

Previous Employer: _____
Supervisor: _____ Phone Number: _____
Position: _____ Dates of Employment: _____
Gross Weekly Salary: _____

Spouse's Employer: _____
Supervisor: _____ Phone Number: _____
Position: _____ Dates of Employment: _____
Gross Weekly Salary: _____

Bank Information

Gross Annual Salary TOTAL: _____
Bank Name & Branch: _____
Account Type: _____ Last four of Account Number: _____

Bank Name & Branch: _____
Account Type: _____ Last Four of Account Number: _____

Character Reference

Name: _____
Phone Number: _____ Relation: _____

Name: _____
Phone Number: _____ Relation: _____

Vehicles

Make/Model: _____
Year/Color: _____ Tag Number/State: _____

Applicant has submitted the sum of $_____, which is non-refundable payment for credit/background check processing charge of the application. Such sum is NOT a security deposit. This amount will be retained by the management to cover the cost of processing the application. It is further understood and agreed by the parties that in the event that said application is approved and accepted by Cypress Bend VII Condo Association and applicant refuses to enter into a lease agreement for the period of time called for in applicant's application, then the sum so received herein shall be retained by Cypress Bend VII Condo Association to serve as liquidation damages and will suffer by reason of applicants failing to enter into residence of that above stated unit, but he acceptance of rejection or applicant shall remain within the sole discretion of Cypress Bend VII condo association and it allows the right to verify by reasonable means the application including but not limited to credit check, criminal history, eviction civil records, landlord verification, and verification of employment; and to exercise at it's sole discretion as to whether to reject his application an/or to terminate any lease which may be entered into between the parties pursuant to this application, whether during the term of the said lease or any extension or renewal there of if the application has made any false statement or misrepresentation whatsoever in the application/ furthermore, applicant certify it has not knowing omitted any information from this application, any additional document sin the application packer, exhibits and or attachments.

The deposited sum of $_____is to be applied to the security deposit in reference to the above unit.

Name of person issuing the security deposit_____ **Check #** _____

Applicant Signature _____ Date_____
Applicant Signature _____ Date_____

AUTHORIZATION FOR ASSOCIATION TO COLLECT

RENT UPON DELINQUENCY IN REGULAR

MAINTENANCE AND/OR SPECIAL ASSESSMENT PAYMENTS

WHEREAS, _____(hereinafter "Owner), is the record owner(s) of Unit _____located at Cypress Bend Condominium VII, Pompano Beach, Florida, as described in the Declaration of Condominium for Cypress Bend Condominium VII, as amended, recorded in the Public Records of Broward County, in Official Records Book 16507, page 711; and

WHEREAS, Cypress Bend Condominium VII (hereinafter "Association" or "Condominium") is the entity responsible for the operation and management of the Condominium, and

WHEREAS, Owner desires to lease the unit to _____(hereinafter "Lessee") pursuant to a lease submitted herewith and requests that the Association approve the lease; and

WHEREAS, the terms of this Authorization Agreement shall be incorporated into any agreement for lease of the unit at Cypress Bend Condominium VII, Inc.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties agree as follows,

1. Association may enforce the terms of this Authorization for Association to Collect Rent upon Delinquency in Regular Maintenance and/or Special Assessment Payment (hereinafter "Authorization Agreement") and Owner and Lessee agree to be fully bound by the terms set forth herein.

2. If, at any time during the term or pendency of the lease, Owner becomes delinquent in payment of regular maintenance and/or special assessments to Association, Owner and Lessee agree that Association shall have the right and authority, in its sole discretion, to demand that Lessee pay lease payments directly to the Association. The Association shall provide, by regular and certified mail, ten (10) days' written notice to the Owner and Lessee that subsequent lease payments are to be paid and forwarded to the Association. Owner and Lessee agree that upon provision of such notice from the Association, Lessee will pay the lease payments accruing thereafter directly to the Association until otherwise notified by the Association. The Association shall apply lease payments received from Lessee toward regular maintenance and/or special assessments, costs and attorneys' fees, fines and/or other amounts due to the Association as of the date of receipt of the payment. Owner expressly releases Association and Lessee from any liability to Owner for unpaid rent under the Lease Agreement if such payment is made directly to Association upon demand from Association. If, after the Association deducts the amount owed to it, there are any remaining monies, the Association may apply the remainder of the lease payment toward future regular maintenance and/or special assessments.

3. Should Lessee fail to comply with the Association's demand by payment of the lease payment next due directly to the Association, the Association is hereby authorized to bring legal action against Lessee for immediate termination of the lease and/or tenancy arrangement. Any such action for termination of the lease and/or tenancy arrangement may be brought by the Association in the name of the Owner, through eviction

proceedings. In addition, or as an alternative to termination of the Lease and/or tenancy arrangement, the Association may seek injunctive relief or specific performance under this Agreement. Owner and Lessee agree that in the event that Association incurs attorney's fees or costs in seeking compliance with this Authorization without commencement of court action or an arbitration proceeding, Owner and Lessee agree to reimburse the Association for any attorneys' fees and costs incurred by it within 10 days of written demand by the Association for such reimbursement. Owner and Lessee further agree that, if legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appellate fees and costs, from the Owner and Lessee. Any such costs and attorneys' fees shall be deemed to be a special assessment against the unit and collectible in the same manner as any special assessment levied pursuant to the Declaration of Condominium.

Agreed to this _____day of _____20_____

Cypress Bend Condominium VII, Inc.

By: _____

Owner: _____ Owner:_____

Lessee:_____ Lessee:_____

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PET REGISTRATION FORM

Owner Name: _____

Building/Unit: _____

Breed of Pet: _____

Approximated Weight of Pet: (not to exceed 25lbs) _____

Pet's Name/Age: _____

PLEASE INCLUDE A COLOR PICTURE OF YOUR PET FOR IDENTIFICATION

Please remember the pet owner must pick up all excrement. All **pets must always be on a leash** while outside of your unit and under supervision of a responsible adult.

By my signature below, I verify that I understand the above and will abide by the Rules and Regulations of the Cypress Bend VII Condominium Association, Inc.

SIGNATURE: _____

DATE: _____

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RESIDENCY ACKNOWLEDGEMENT

This is to acknowledge that I/We _____, the applicant(s) for the property located at _____Cypress Bend Dr. #_____, Pompano Beach, FL. 33069, will be the **only individual(s)** residing in the unit. I/We will not permit anyone other than the approved applicants to reside in the unit. This includes, but is not limited to, family members.

I/We will not permit any long-term (more than 2 weeks) residency without requesting permission in advance from the Association.

If this unit is a rental unit, I/we acknowledge that all residents must be on the lease and follow required screening procedures by Cypress Bend VII Condominium Association, Inc.

_____ _____
Applicant's Signature Date Signed

_____ _____
Applicant's Signature Date Signed

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Lease Interview Checklist

Lease Terms: _____

Name (s): _____

Building/Unit: _____

Contact Number(s): _____

Pet(s): _____ **Weight:** _____
Proof of vaccinations submitted prior to move-in date.

Parking Decals: Apply for in office with a copy of registration.

Send Approval Letter To:

_____
_____
_____

Interviewer confirms that they have reviewed the background check and confirmed a qualified credit score.

Name/Board Position: _____

Signature: _____ Date: _____

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Rules & Regulations Acknowledgement

_____
ADDRESS OF UNIT

I/WE HAVE READ, ACKNOWLEDGED AND UNDERSTAND THE RULES AND REGULATIONS OF THE CYPRESS BEND VII CONDOMINIUM ASSOCIATION, INC. I/WE AGREE TO ABIDE BY THE RULES AND REGULATIONS WITH THE UNDERSTANDING THAT IT IS FOR THE HEALTH, SAFETY AND WELFARE OF ALL RESIDENTS IN CYPRESS BEND VII.

I/WE ALSO UNDERSTAND AND ACKNOWLEDGE THAT THE RULES AND REGULATIONS EXTEND TO ALL OF MY/OUR FAMILY, GUESTS, AND INVITEES OF WHOM I/WE ACCEPT RESPONSIBILITY.

_____ _____
APPLICANT SIGNATURE DATE

_____ _____
APPLICANT SIGNATURE DATE

CERTIFICATION

I (WE) HEREBY REPRESENT THAT ALL INFORMATION IN MY "APPLICATION PACKAGE" IS TRUE AND COMPLETE AND AUTHORIZES THE VERIFICATION OF THE SAME BY REASONABLE MEANS. APPLICANT(S) UNDERSTAND THAT FALSE INFORMATION GIVEN HEREIN MAY CONSTITUTE GROUNDS FOR REJECTION OF THIS APPLICATION AND/OR FORFEITURE OF ANY DEPOSITS.

I (WE) FULLY AUTHORIZE INVESTIGATION OF ALL ANSWERS AND REFERENCES GIVEN INCLUDING BUT NOT LIMITED TO CREDIT AND CRIMINAL BACKGROUND CHECKS AND APPLICANT AGREES TO HOLD THE OWNER, THE ASSOCIATION HARMLESS ON ACCOUNT OF SUCH INVESTIGATION AND DECISION THEREON. APPLICANT UNDERSTANDS THAT IF THIS TRANSACTION IS APPROVED, THE APPLICANT ASSUMES ALL THE RIGHTS, PRIVILEGES, LIABILITIES AND OBLIGATIONS OF THE OWNER AS SET FORTH IN THE DECLARATION OF COVENANTS, BY-LAWS, AND RULES AND REGULATIONS.

APPLICANT UNDERSTANDS ANY WARRANTY REPAIR SERVICE AND REQUEST OF ITEMS WITHIN THE UNIT MUST BE DIRECTED TO THE UNIT OWNER. THIS APPLIES LESSEES ONLY.

I (WE) ACKNOWLEDGE THAT I (WE) **CANNOT** OCCUPY THE PREMISES WITHOUT AUTHORIZATION FROM THE ASSOCIATION. IN THE EVENT THAT UNAUTHORIZED OCCUPANCY OCCURS, THE APPLICATION **WILL NOT** BE ACCEPTED FOR CONSIDERATION UNTIL OCCUPANT(S) VACATES COMPLETELY OR APPLICATION MAY BE **REJECTED** IN ENTIRETY.

I (WE) ACKNOWLEDGE THE PROCESSING OF THIS APPLICATION MAY TAKE UP TO THIRTY (30) DAYS.

I (WE) AGREE NO TRANSIENT OCCUPANCY IS ALLOWED AND A COPY OF THE SALES CONTRACT OR LEASE AGREEMENT MUST BE PROVIDED TO THE ASSOCIATION.

I (WE) ISSUE AUTHORITY AND PERMISSIONS, WHILE HOLDING HARMLESS THE CREDIT BUREAU, THE ASSOCIATION AND ITS MEMBERSHIP TO WHICH I (WE) HAVE APPLIED FOR OCCUPANCY, THE MANAGEMENT COMPANY, OWNERS, OFFICERS AND EMPLOYEES, HEREBY RELEASING THEM FROM ANY LOSSES, EXPENSES OR DAMAGES SUSTAINED DIRECTLY OR INDIRECTLY, BY ME OR OTHERS, FROM INFORMATION DISCLOSED IN THEIR INVESTIGATIVE REPORT WHETHER MADE ORALLY OR IN WRITING.

I (WE) ACKNOWLEDGE THAT I (WE) UNDERSTAND THE RULES AND REGULATIONS OF THE CONDOMINIUM AND/OR HOMEOWNERS ASSOCIATION, A COPY OF WHICH HAS BEEN GIVEN TO ME.

APPLICANT(S) UNDERSTANDS THAT A NON-REFUNDABLE APPLICATION FEE SHOULD BE MADE PAYABLE TO THE ASSOCIATION.

_____ _____

PURCHASER / LESSEE (PLEASE PRINT DATE

_____

PURCHASER / LESSEE (PLEASE SIGN)

_____ _____

PURCHASER / LESSEE (PLEASE PRINT DATE

_____

PURCHASER / LESSEE (PLEASE SIGN)