

CENTRAL PARK II

APPLICATION

To Purchase or Lease, you must complete the first 7 pages of the attached Application and return to the management company with a check for \$50.00 administrative transfer fee and a check for \$100.00 to cover a background check.

Please read and be familiar with the Rules and Regulations also included as part of this package. You may keep the R&R for future reference.

Return the completed application to:

Progressive Community Management, Inc.
3701 South Osprey Avenue
Sarasota, FL 34239

**APPLICATION BY PROPOSED PURCHASER OR LESSEE
Central Park Section II Condominium Association, Inc.
Sarasota County, Florida**

DATE: _____

TO: Board of Directors

I/We intend to ___ purchase ___ lease Unit No. _____. In order for you to facilitate consideration of my/our application for the purchase of the above-designated unit in Central Park II, I/we represent that the following information is factual and true. I am/we are aware that any falsification or misrepresentation of the facts in this application will result its automatic rejection. I understand that the Association may, pursuant to Section 943.953(8), Florida Statutes, obtain criminal history information on the individual(s) signing this application. By signing this application, you hereby consent to the Association obtaining criminal history information and considering the same in connection with your application. Every effort shall be made by the Association to maintain the confidentiality of the report.

I/we will be bound by the declaration of Condominium Bylaws, Articles of Incorporation and Rules and Regulations of the Condominium Association.

I/We as purchaser will upon closing, provide to the Association within 10 days a copy of the closing statement and a copy of the recorded deed or a copy of the lease if the unit is rented.

Closing Date: _____

Move In Date: _____

Background required on all occupants 18 years and older

(Full name) _____ Birthdate: _____
(Occupation) _____ Time in occupation _____ years
Social Security Number: _____ Email: _____

(Full name) _____ Birthdate: _____
(Occupation) _____ Time in occupation _____ years
Social Security Number: _____ Email: _____

(Current home address) _____
_____ (Current phone) _____

Time at this address _____ months/years

(Name and address of landlord, if applicable) _____
_____ (Landlord's phone) _____

(Prior home address) _____
_____ (Prior phone) _____

Time at this address: _____ months/years

Names and addresses of each employer during the three years prior to the date of application and dates of employment:

1. _____
_____ From _____ To _____
2. _____
_____ From _____ To _____

3. _____ From _____ To _____

The Rules and Regulations of Central Park II Condominium Association, Inc. (a copy of which is attached) provide that condominium units are for single family residence. Units may not be rented for periods of less than 30 days and that tenants occupying units may not own or harbor pets.

The names and relationships of all other persons who will be regularly occupying the unit are:

NAME	RELATIONSHIP	AGE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total number of children in my/our family: _____ Age(s) _____/_____/_____/_____

Number of children who will be living with me: _____ Age(s) _____/_____/_____ Sex _____/_____/_____

Two personal references (local if possible)

(Name) _____ (Phone) _____
(Address) _____

(Name) _____ (Phone) _____
(Address) _____

Attached are two letters of personal reference, which may be from the same or different persons as listed above.

Club affiliations _____

Bank references _____

Person to be notified in case of emergency:

(Name) _____ (Phone) _____
(Address) _____

Make of automobile _____ Model _____ Color _____ Year _____

Tag number _____ State _____

Driver's license # _____ State _____

Mailing address for acceptance or rejection of this application:

(Name) _____ (Phone) _____
(Address) _____

Pursuant to the Fair Credit Reporting Act, 15 U.S.C. Section 1681 et seq., please be advised that the Association may obtain a consumer report on the individual (s) listed in this application. By signing this application, you hereby consent to the Association obtaining a consumer report and considering same in connection with your application. Every effort shall be made by the Association to maintain the confidentiality of the report. However, by signing the application, you hereby waive and hold the Association harmless of any claim, action, or suit regarding the consumer credit report.

The Central Park II Condominium Association requires a separate transfer fee. Please include a check for **\$50.00 payable to Central Park II Condominium Association.**

I/We understand that any violation of the terms, provisions, conditions and covenants of CENTRAL PARK II CONDOMINIUM ASSOCIATION, INC. is cause for immediate action as therein provided.

Applications should be returned to:

**Progressive Community Management, Attention: John Tillman
3701 South Osprey Avenue
Sarasota, FL 34239
Phone: (941) 921-5393, ext. 124 Fax: (941) 923-7000**

Lease Start Date: _____

Lease End Date: _____

DATED: _____

Applicant

Applicant

APPROVED

DISAPPROVED

Condominium Board Member

Date

Central Park II Condominiums

CONDUCT AGREEMENT

I/WE THE UNDERSIGNED, AGREE TO AND FULLY UNDERSTAND THE FOLLOWING:

I/WE THE RESIDENT(S) ACKNOWLEDGE AND AGREE TO LIMIT THE NUMBER OF OCCUPANTS IN OUR LEASED UNIT TO FOUR PERSONS - INCLUDING VISITORS WHO MAY, FROM TIME TO TIME, NEED TO STAY FOR PERIODS OF NO MORE THAN THIRTY DAYS.

I/WE THE RESIDENT(S) UNDERSTAND THAT ANYONE OCCUPYING THE UNIT FOR MORE THAN 30 DAYS MUST BE APPROVED BY THE ASSOCIATION AS A LESSEE.

I/WE THE RESIDENT(S) WILL NOT CAUSE OR PERMIT OUR VISITORS TO CAUSE ANY NOISE, DISTURBANCE OR INTERFERENCE , OR PARTICIPATE IN ANY MALICIOUS OR OTHERWISE DESTRUCTIVE ACTS, THAT IN THE OPINION OF MANAGEMENT IS DISTURBING THE COMFORT OR INHIBITING THE SAFETY AND ENJOYMENT OF OTHER RESIDENTS..

I/WE ALSO AGREE TO ABIDE BY THE CONDOMINIUM BYLAWS.

I/WE UNDERSTAND THAT ANY BREACH OF THIS AGREEMENT WILL RESULT IN ONE WARNING FROM THE ASSOCIATION. FAILURE OF A TENANT TO ADHERE TO THIS WARNING COULD RESULT IN A REQUEST THAT THE OWNER TERMINATE THE LEASE IN ACCORDANCE WITH FLORIDA STATUTE OR RESULT IN A FINE FOR OWNER-OCCUPIED UNITS.

I/WE UNDERSTAND THAT ANY BREACH OF THIS AGREEMENT WILL RESULT IN ONE WARNING FROM THE LANDLORD IN THE CASE OF A TENANT-OCCUPIED UNIT. FAILURE TO ADHERE TO THIS WARNING COULD RESULT IN IMMEDIATE TERMINATION OF MY/OUR LEASE AGREEMENT WITH NO NOTICE.

I/WE ACKNOWLEDGE THAT I/WE AGREE TO ABIDE BY THE CONDOMINIUM POLICIES AND RULES AND REGULATIONS.

WITNESS

RESIDENT

WITNESS

RESIDENT

WITNESS

RESIDENT

WITNESS

RESIDENT

UNIT NUMBER

DATED THIS _____ DAY OF _____, 20____

Central Park II Condominiums

PARKING ADDENDUM

RESIDENT AGREES:

- TO ABIDE BY ALL PARKING POLICIES AND PROCEDURES AS STATED IN THE CONDOMINIUM RULES AND REGULATIONS.
- TO MAINTAIN VEHICLE IN GOOD CONDITION, AND THAT REPAIRS AND MAINTENANCE WILL BE DONE OFF THE PROPERTY.
- TO KEEP SPEED UNDER 10 MPH WITHIN THE COMMUNITY.
- NOT TO PARK IN DESIGNATED "HANDICAPPED" SPACES UNLESS AUTHORIZED TO DO SO.

RESIDENT UNDERSTANDS:

- THAT TWO VEHICLES ARE ALLOWED PER UNIT.
- THAT ALL VEHICLES MUST BE APPROVED BY THE MANAGEMENT AT THE TIME OF APPLICATION FOR RESIDENCY.
- THAT RESIDENTS AND THEIR GUESTS ARE NOT ALLOWED TO PARK MOTORCYCLES, BOATS, TRAILERS, RV's, JET SKIS, COMMERCIAL VEHICLES WITH ADVERTISING OR OTHER RECREATIONAL VEHICLES ON THE PROPERTY.

DATED THIS _____ DAY OF _____, 20____

RESIDENT _____ UNIT _____

RESIDENT _____

RESIDENT _____

MANAGEMENT: _____

As Agent for Central Park II Condominium Association

DRUG/CRIME-FREE ADDENDUM

In consideration of the execution or renewal of the lease, Owner, Management and Resident agree as follows:

1. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, transportation, storage, use, or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance (as defined in section 102 of the Controlled Substances Act – 21 U.S.C. 802).
2. Resident, any member of the Resident's household, or a guest or other person under the Resident's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on, near or within sight of the premises.
3. Resident or member of the household **will not permit the dwelling unit inside or out to be used for, or to facilitate criminal activity**, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident or member of the household will not engage in the manufacture, sale, storage, storage, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.
5. Resident, any member of the Resident's household, or a guest or other person under the Resident's control **shall not engage in acts of violence or threats of violence**, including, but not limited to, the unlawful discharge of firearms, on, near or within sight of the premises.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF THE TENANCY.** A single violation of any of the provisions of this addendum shall be deemed a serious violation and material noncompliance with the Rental Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, **PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION**, but shall be a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.

RESIDENTS' INITIALS: (_____) (_____) (_____)

FORM PROVIDED BY
LAW OFFICES OF
HEIST & WEISSE, P.A.
1-800-253-8428/

Central Park II Condominium Association

CENTRAL PARK II – NO PET POLICY

**I, _____ AM
AWARE THAT CENTRAL PARK II HAS A
NO PET POLICY FOR TENANTS AND OTHER
NON-OWNERS, INCLUDING RELATIVES AND
GUESTS OF OWNERS, RESIDING IN A UNIT.*
PETS ARE NOT TO BE INSIDE THE UNIT AT ANY
TIME, THIS INCLUDES PET SITTING ON A
TEMPORARY BASIS.**

**I AM ALSO AWARE THAT A TENANT’S HAVING
A PET IS CAUSE FOR EVICTION AND WILL BE
STRICTLY ENFORCED.**

Tenant Date

Tenant Date

★ **Excluding certified service dogs**

Progressive Community Management, Inc, AAMC®
3701 South Osprey Avenue
Sarasota, FL 34239
(941) 921-5393 Fax: (941) 923-7000
www.pcmfla.com