

VANGUARD VILLAGE IN THE MAINLANDS COMMUNITY TWO ASSOCIATION, INC.
C/O VIP PROPERTY MGMT SPECIALISTS, INC.
2531 ARAGON BLVD. SUNRISE, FL 33322
OFFICE (954) 748-6182

PURCHASE/LEASE APPLICATION

All applicants must receive written approval by the Association's Board of Directors prior to unit occupancy.

Each adult prospective owner/tenant must complete the Association application in full. Applications will be returned unprocessed and/or not approved if any question is left unanswered. Applications and supporting documents must be hand delivered or mailed. We do not accept faxed or e-mailed applications. Double sided applications will not be accepted or processed. Please note that there is a two (2) part application process and both must be completed. The 2 part application process that needs to be completed is the (paper application and online background check through Applycheck).

Applicant(s) must initial each line indicating the required documentation listed is enclosed.

Application Documents:

Each application must be submitted with the following documents:

_____ Association Application (applications must be originals)

_____ Copy of Sales/Lease Agreement (Must be fully executed)

_____ Copy valid identification card and/or driver's license, vehicle registration and proof of insurance for all vehicles. (Foreign nationals must provide a copy of current VISA and Passport)

_____ Pet Verification Form. The City of Tamarac has a Pit Bull Ordinance which must be followed/adhered to. Must register with the City of Tamarac and provide liability insurance policy of \$1,000,000.00

_____ No rentals for the 1st two (2) years of ownership. (Limited to once per year)

_____ Online portion of the application is completed.

Fees and Online Application Information

** Each adult individual must go to the following link: <http://www.applycheck.com/vip>. Password is (apply849). Do not use the Applycheck website as this will result in delays and additional fees. Complete the online application for a screening check and pay the \$51.50 fee by credit card. ** The online application is in addition to the paper application package that has to be delivered to our office.

Orientation fee is \$100.00 and the check is made payable to VIP Property Mgmt.

Please note that acceptance of the processing fee does not represent or constitute automatic approval for occupancy.

Please mail or deliver the original application to:

Vanguard Village in the Mainlands
Community Two Association, Inc.
C/O VIP Property Management Specialists, Inc.
2531 Aragon Blvd. Sunrise, FL 33322
Email for questions
assistant.at.vip@gmail.com

****Please allow up to 30 days for processing of your application****



- BEFORE YOU BEGIN -

Each Applicant Must Apply Individually

No One Can Apply For You

VIP Property Management

(Before you begin note that a valid credit/debit card is required. Please allow 15-20 minutes to complete the online application)



1) Visit: www.applycheck.com/vip/



2) Enter Code : apply849



3) Ready: Begin your online application!



4) Additional Information:

We will contact you by email if we need additional information.

• Customer Support: orders@applycheck.com

Identity Theft:

You can be charged with Identity theft if you enter another person's name or social security number, or any other information other than your own on an application. Conviction for identity theft carries with it some potentially hefty penalties. In fact, the Identity Theft Penalty Enhancement Act signed into legislation in 2004 established identity theft as a federal crime. The law sets the penalty for identity theft at up to 15 years in prison and paying as much as \$250,000 in fines.

VANGUARD VILLAGE IN THE MAINLANDS COMMUNITY TWO ASSOCIATION, INC

____ SALE OR ____ LEASE

Property Address: _____

Block #: _____ Lot #: _____

Current Property Owner: _____

Phone Number: _____ Email: _____

Applicant Name: _____

Phone Number: _____ Email: _____

Co-Applicant Name: _____

Phone Number: _____ Email: _____

What is the relationship of Applicant and Co-Applicant: _____

I am currently active in the military: ____ Yes ____ No

I understand that the Application fee is non-refundable: ____ (Initial)

If using a realtor please provide an email and phone number.

Email: _____ Phone: _____

Please place application package in the drop box outside the office of:

VIP Property Management Specialists, Inc.

2531 Aragon Blvd., Sunrise, FL 33322

(954) 748-6182

Email for questions

assistant.at.vip@gmail.com

We are located in the Aragon Condo Clubhouse

APPLICATION FOR OCCUPANCY

Today's Date: _____ Desired Date of Occupancy _____ Unit #: _____

Applicant Full Name: _____ Maiden Name: _____

Date of Birth: _____ Social Security #: _____

Driver's license: _____ Phone Number: _____

Email: _____

Single: ____ Married: ____ Widowed: ____ Divorced: ____ Separated: ____ (How long ____)

Have you ever been convicted of a crime: Yes: ____ No: ____ If Yes-Date: _____

Where convicted: _____ Charges: _____

Have you ever been evicted: Yes: ____ No: ____ If Yes-Date: _____

Co-Applicant should only be your married spouse, if not an additional application is needed.

Co-Applicant Full Name: _____

Date of Birth: _____ Social Security #: _____

Driver's license: _____ Phone Number: _____

Email: _____

Single: ____ Married: ____ Widowed: ____ Divorced: ____ Separated: ____ (How long ____)

Have you ever been convicted of a crime: Yes: ____ No: ____ If Yes-Date: _____

Where convicted: _____ Charges: _____

Have you ever been evicted: Yes: ____ No: ____ If Yes-Date: _____

What is the relationship of Applicant and Co-Applicant? _____

Number of Adult Occupants (18) who will occupy unit: _____ please list their information below:

Full Name: _____ Age: _____

Full Name: _____ Age: _____

Number of children who will occupy unit: _____ please list their information below:

Full Name: _____ Age: _____ Gender: _____

Full Name: _____ Age: _____ Gender: _____

Full Name: _____ Age: _____ Gender: _____

Full Name: _____ Age: _____ Gender: _____

Pet: Yes ____ No ____

THIS PORTION
MUST BE
COMPLETED

Note: Complete all questions and fill in all blanks. If any questions are not answered or left blank, this application will be returned and/ or not processed. Print or type all information clearly. All information in this application will be verified.

PART 1-RESIDENCE HISTORY-3 Years

(Full Addresses must be provided, unit, city, state, zip code, landlord contact information)

A. Present Address: _____ Name of Development _____
Dates of Residency From: _____ To: _____ Lease/Own (Please circle one)
Landlord's name and contact information: _____
Phone Number: _____ Email: _____

*** An original notarized letter from your most recent landlord is required to be submitted with this application indicating any violations, residency or payment issues. Failure to include this letter may delay the processing of this application.***

B. Previous Address: _____ Name of Development _____
Dates of Residency From: _____ To: _____ Lease/Own (Please circle one)
Landlord's name and contact information: _____
Phone Number: _____ Email: _____

C. Previous Address: _____ Name of Development _____
Dates of Residency From: _____ To: _____ Lease/Own (Please circle one)
Landlord's name and contact information: _____
Phone Number: _____ Email: _____

PART II-EMPLOYMENT HISTORY-2 YEARS

A. Present Employer: _____ Supervisor: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone number: _____ Position: _____ How long: _____ Salary \$: _____ per _____
B. Previous Employer: _____ Supervisor: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone number: _____ Position: _____ How long: _____ Salary \$: _____ per _____
C. Spouse's Present Employer: _____ Supervisor: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone number: _____ Position: _____ How long: _____ Salary \$: _____ per _____
D. Spouse's Previous Employer: _____ Supervisor: _____

Address: _____ City: _____ State: _____ Zip: _____
Phone number: _____ Position: _____ How long: _____ Salary \$: _____ per _____

PART III-BANK REFERENCES

A. Bank Name: _____ Account Number (last four digits): _____
Address: _____ Phone: _____ How Long: _____
B. Bank Name: _____ Account Number (last four digits): _____
Address: _____ Phone: _____ How Long: _____

PART IV-CHARACTER REFERENCES (NO FAMILY MEMBERS)

1. Name: _____ Phone number: _____
Address: _____ City: _____ State: _____ Zip: _____
2. Name: _____ Phone number: _____
Address: _____ City: _____ State: _____ Zip: _____
3. Name: _____ Phone number: _____
Address: _____ City: _____ State: _____ Zip: _____

PART V- ADDITIONAL INFORMATION

In Case of Emergency, Notify: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____ Relationship: _____
Nearest Relative: _____ Phone: _____ Relationship: _____
Address: _____ City: _____ State: _____ Zip: _____

VEHICLE INFORMATION

Number of Vehicles: _____
Make: _____ Make: _____
Model: _____ Model: _____
Year: _____ Year: _____
Color: _____ Color: _____
License plate: _____ License plate: _____

Applicant represents that all of the above statements are true and complete and hereby authorizes verification of the above information and references. Applicant acknowledges that false information hereon may constitute grounds for rejections of this application, termination of right of occupancy and may be constituted as a criminal offense under laws of the state.

Applicant Signature: _____ Date: _____
Applicant Signature: _____ Date: _____

VANGUARD VILLAGE IN THE MAINLANDS COMMUNITY TWO ASSOCIATION, INC.
PET REGISTRATION FORM

I HAVE A PET: YES _____ NO _____

Name of Unit Owner or Occupant: _____

Address: _____ Unit #: _____

Type of pet (Please circle one) Dog: Cat:

Pet's Name: _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Photo of Pet

Attach a Veterinarian Certificate signed by your veterinarian. The certificate must include the name of the owner, name of pet, age of animal and current weight. (NOTE: if under one year of age, veterinarian must include anticipated weight when full grown) breed and immunization records.

I am aware of the Paradise Gardens 1 Rules & Regulations and Restrictions regarding pets on the property and agree to abide by them.

Signature

Date

**** I do not have any pets:** _____ **Date:** _____

Signature

Please return form with photo and immunization record with the application.

Vanguard Village In The Mainlands Community Two Association, Inc.
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RULE AND REGULATIONS

1. Parking of automobiles except upon paved areas is prohibited **NO PARKING ON GRASS**. No graveled, blacktopped, or paved parking strips are permitted except as previously approved in writing by the Board.
2. No commercial vehicles allowed to be parked on property or at clubhouse after 9:00 P.M. through 6:00 A.M. (City of Tamarac Ordinance as well). Vehicles with commercial lettering can be covered with **FITTED, CUSTOM vehicle cover. No tarps.**
3. Overnight parking at clubhouse requires permit.
4. Rental restriction: property may not be rented until two (2) years from purchase date. No residence may be rented more than once in a fiscal year. Intent to rent property must be sent to the Board of Directors (in writing). New tenants must come for orientation.
5. Properties are to be kept in safe and attractive condition. Lawns are to be maintained and no unsightly objects shall be allowed on property. No plywood-covered windows, debris, overgrowth, etc. Season decorations must be removed fifteen (15) days **AFTER** holiday ends.
6. No boats or trailers allowed on property.
7. All outdoor modifications (including but not limited to exterior painting) to home requires prior, written approval from the Board of Directors. Paint palette colors for body, trim, shutters, fascia, etc. must be submitted **PRIOR** to painting.
8. Use of clubhouse and pool require key access. Please follow posted pool rules. Pool is open dawn to dusk.
9. The City of Tamarac has a Pit Bull ordinance which must be followed and adhered to. Must register with City of Tamarac and provide liability insurance policy of \$1,000,000.00.
10. Waste and recycling containers, as well as bulk trash, should be placed no earlier than the evening before pick-up dates. Containers must be stored properly the night of pick-up.
Mondays: Garbage & Recycling Thursdays: Garbage/Bulk/Vegetation
11. Maintenance fees are due the 1st of the month. A late fee of \$5.00 is charged if payment is not received by the 20th of the month.
12. Please follow and abide by the By-laws and Declaration of Restrictions that were provided to you.

VANGUARD VILLAGE IN THE MAINLANDS COMMUNITY TWO ASSOCIATION, INC.

ACKNOWLEDGEMENT OF RULES AND REGULATIONS

I/We _____ buyer of property address of _____ in Vanguard Village in the Mainlands Community Two Association, Inc. have received, reviewed and will abide by all the Association documents and Rules & Regulations.

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

POOL AREA
RULES AND REGULATIONS

- **SWIM** at your own risk-**NO LIFEGUARD** on duty!
- No food or drink (other than water) allowed in the pool area. **This is a Department of Health order.**
- No animals, glass, or metal objects allowed in pool or pool area.
- No diving allowed.
- No running, jumping, horseplay, or ball playing in pool or pool area.
- All persons must shower before entering pool.
- Children under 16 must be accompanied and supervised by an adult.
- No bikes, tricycles, skates, scooters, skateboards or motorized toys in pool area.
- No rafts, floats-except pool noodles allowed in pool or pool area. Young children may use tubes or water wings for safety.
- Guests must be accompanied by homeowner/tenant (limit of 5 guests)
- All persons must wear proper swim apparel in pool, no clothing, bathing suits only!
- Diaper-aged children and diaper dependent adults must wear appropriate swim diapers in addition to their swim wear.
- Children under 10 must be accompanied by an adult to use bathrooms.
- Entrance to pool must be with homeowner's own key. No one is permitted to open gate for another guest.
- Pool entrance key is to be used by either the homeowner **OR** the renter. Both do not have access to the pool.
- These rules are in place to ensure the safety and enjoyment of all homeowners who wish to use the pool.
- Failure to follow these rules can result in denied access to the pool.

VANGUARD VILLAGE IN THE MAINLANDS COMMUNITY II
6900 NW 77 ST.
TAMARAC, FL 33321

ELECTRONIC KEY INFORMATION FORM

Date:	Key Number:	2 nd Key Number:
Last Name:		
First Name:		
Home Address:		
Home Telephone #:		Cell Telephone #:
Spouse's Name:		
<u>LIST ALL PERSONS LIVING IN THIS HOME WITH YOU</u>		
Child #1:		
Child #2:		
Child #3:		
Child #4:		
Other Adult:		Relationship:
Other Adult:		Relationship:
Email Address:		