

GIARDINO VILLAGE CONDOMINIUM ASSOCIATION, INC.

c/o Sea Breeze Community Management Services, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL. 33410
Phone: (561) 626-0917 Fax: (561) 626-7143
www.seabreezecms.com

*(Please check one) Application for **PURCHASE** or **RENTAL** of _____ Unit # _____

Street address

Desired date of closing or occupancy _____

Present Owner Name(s): _____ Phone _____

_____ Phone _____

E-mail address: _____

Buyer/Renter Name(s): _____ Phone _____

_____ Phone _____

E-mail address: _____

\$50.00 cash or money order only payable to **Sea Breeze CMS, Inc.**

Plus \$50.00 cash or money order only payable to **Giardino Village Condominium Association, Inc.** for the **first application**. For each additional adult applicant other than husband/wife or parent/dependent child, add \$100.00. cash or money order only, payable to **Giardino Village Condominium Association, Inc.**

Out of the country applicants are subject to completing additional paperwork as determined by our screening company.

REFUNDABLE SECURITY DEPOSIT: \$1,000.00. Refundable for renters at end of lease, and for purchasers after move-in, provided that there has been no damage to property or landscape.

Check or money order made payable to **Giardino Village Condominium Association, Inc.**

UNITS MAY NOT BE LEASED DURING FIRST YEAR OF OWNERSHIP

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE KEEP ALL PAGES INTACT. PLEASE ALLOW A MINIMUM OF TWO WEEKS and UP TO 30 DAYS FOR PROCESSING

Copies of the following documents must be attached:

- Copy of your Driver's License(s)
- Copy of vehicle registration(s)
- Signed Copy of purchase or rental contract

Please Note: TITLE COMPANY OR CLOSING ATTORNEY MUST REQUEST AN ESTOPPEL BEFORE CLOSING TO DETERMINE MONIES OWED TO THE ASSOCIATION BY THE OWNER OF THE PROPERTY. IF THIS PROCESS IS NEGLECTED, THE NEW OWNER MAY END UP BEING LIABLE FOR DELINQUENCY.

PLEASE READ EVERYTHING CAREFULLY

A Certificate of Approval, which is required to close and prior to moving in, will be provided to the purchaser or renter after the interview.

If purchasing, you must supply the Management Company with a copy of your Warranty Deed and mailing address after closing. Changes in mailing address must also be provided to Sea Breeze CMS, Inc.

Maintenance fees vary according to unit and are paid per Quarter due: January 1 - April 1 - July 1 October 1

GIARDINO VILLAGE CONDOMINIUM ASSOCIATION, INC.

SALES AND LEASING INFORMATION/INSTRUCTIONS

- Approval of purchase or lease contracts will be granted pending results of background check and interview by village representative.
- If purchase is being made with proceeds from a mortgage, a minimum of 15% down payment is required.
- Except through inheritance, no person(s) may own more than one unit at a time.
- Leases shall not be for a period of less than six (6) months.
- Vehicles size may not exceed 18 ½ feet in length, 7 feet in width, and 6 feet in height.
- Purchasers and Renters are required to pay a \$1,000 Security Deposit before occupancy This is to insure against damage to common area property. If there is no damage upon moving out, the deposit will be refunded to renters. Purchasers will be refunded upon move-in provided no damage to common area occurs during the move-in process.
- No commercial vans or trucks are allowed to park overnight in the village.
- No more than one dog or cat is permitted. Maximum weight permissible is 20 pounds.
- Owners must have their Association and PCMA dues paid up before sale will be approved.
- Please acquaint yourself with Village Documents which contain your rights and responsibilities.
- Owners must surrender all keys to buyers or renters at closings, and advise them of the parking space number and mailbox number (subject to board approval)
- New buyers or renters must make an appointment for their orientation with the Master Association (PCMA) **after** receiving their approval in writing from their Village. This is to be done after closing.
- Please fill out this application in its entirety and return it to:

Giardino Village Condominium Association, Inc.
c/o Sea Breeze Community Management Services, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL. 33410

GIARDINO VILLAGE CONDOMINIUM ASSOCIATION, INC.

SUMMARY OF RULES AND REGULATIONS FROM THE BY LAWS

- Sidewalks, entrances, passages, vestibules, stairways, corridors, halls and all similar common elements shall be free of any obstruction.
- Bicycles can be stored only in units or specifically designated areas.
- Personal property must be stored within one's own unit.
- Balconies are not to be used for storage and no garbage cans, articles, laundry, mops, rugs, etc. shall be placed on them.
- No one shall allow anything to fall from window, balcony or doors of his unit, nor shall he sweep dirt or other substances allowing them to fall to lower unit.
- No vehicles other than automobiles shall be permitted to park within the Condominium or Association property, except for making delivery or services to a unit. Automobile does NOT include any type of van, camper, truck etc. No vehicle shall be repaired within the Condominium property except in an emergency.
- Owners may not, at any time, direct or assert control over any employee of the Association.
- Domestic help of owners may not gather or lounge in common elements or association property.
- No owner shall make or permit any disturbing noises on the condominium property.
- No signs or advertisements, notices or other lettering may be exhibited or displayed on any part of the condominium property without written consent of the board.
- Each owner who plans to be absent from his unit during hurricane season must prepare his unit prior to his departure by:
 - a) Removing all furniture, plants and other objects from porch, terrace or balcony.
 - b) Furnish the Board with information as to who will be looking after your unit in your absence, and how they can be contacted in an emergency. They will be responsible for installing and/or removing your hurricane shutters, and they are subject to the approval of the Board.
- No owner can affix anything to the building
- No fences may be erected
- **Pet Restrictions:** Renters are not permitted to have any pets. Owners may have no more than one (1) cat or one (1) dog maximum weight not to exceed 20 pounds. Prior written approval from the Board is required for any owner to harbor a pet. A form must be submitted in advance. Dogs and cats shall be on a leash at all times when on common grounds. Owner must remove pet waste and dispose of properly.

Please refer to the Actual By-Laws and Amendments for complete Rules and Regulations

GIARDINO VILLAGE CONDOMINIUM ASSOC., INC.

UNMARRIED CO-APPLICANTS USE SEPARATE APPLICATION

Date _____ Home Phone _____ Desired Date of Occupancy _____
Apt No. _____ Bldg. No. _____
Purchase: _____ Closing Date: _____
Rental: _____ Lease Term: Start _____ End _____

Name _____
Last First MI JR/SR
Spouse _____
Last First MI JR/SR
Other _____
Last First MI JR/SR
Occupants _____
Last First MI JR/SR
#Pets _____ Type _____ Weight _____

Present Address: _____ Phone: _____
Name of Landlord: _____ Phone: _____
Dates of Residency: From: _____ To: _____ Rent Amount: _____
Previous Address: _____ Phone: _____
Name of Landlord: _____ Phone: _____
Dates of Residency: From: _____ To: _____ Rent Amount: _____

Present Employer _____ City & St. _____ PH () _____
Position _____ Dates Employed _____ TO _____ Income \$ _____ per _____
Previous Employer _____ City & St. _____ PH () _____
Position _____ Dates Employed _____ TO _____ Income \$ _____ per _____
Spouse's Present Employer _____ City & St. _____ PH () _____
Position _____ Dates Employed _____ TO _____ Income \$ _____ per _____
Spouse's Previous Employer _____ City & St. _____ PH () _____
Position _____ Dates Employed _____ TO _____ Income \$ _____ per _____
Emergency Contact _____ PH () _____

Vehicle # 1				Vehicle #2				
Name	Relationship	Address		Name	Relationship	Address		
Year	Make	Model	Tag #	Year	Make	Model	Tag #	State

Military Status: Active? YES _____ NO _____

Have you ever left owing money to an owner or landlord? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
Have you ever been arrested for a felony? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
Have you ever been convicted of a felony? Applicant: Yes _____ No _____ Spouse: Yes _____ No _____
If you have answered yes to any of the above questions, please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION: Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes verification of any and all information relating to residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management. **Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.** NON-REFUNDABLE APPLICATION FEE – Applicant(s) agree to pay non-refundable application fee. No oral agreements have been made.

Applicants Signature _____ Date _____ Spouse's Signature _____ Date _____

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CONDITION FOR LEASE APPROVAL

Please Read Carefully and sign where indicated

In the event the Owner is delinquent in the payment of assessments (which includes maintenances fees and any other charges owed to the Association, the Association has the right to notify the Lessee of the delinquency and in such event, the Lessee shall be obligated to commence paying all future rent payments to the Association, until the delinquent assessments and related charges are paid in full to the Association. At such time that the Lessee is paying his rent to the Association, the Unit Owner may not evict the Lessee for non-payment of rent. However, if the Lessee does not pay the rent to the Association as required herein, the Association shall have the authority to evict the Lessee. In such an event, the Unit Owner shall be obligated to reimburse the Association for the costs and attorney's fees incurred by the Association.

****This form must be signed by both the Unit Owner and the Lessee****

Address: _____ Unit# _____

Term of Lease: Start Date: _____ End Date: _____

UNIT OWNER INFORMATION:

Name _____ Phone# _____
PRINT

SIGNATURE

Date: _____

TENANT/LESSEE INFORMATION

Name _____ Phone# _____
PRINT

SIGNATURE

Date: _____

.....
FOR SCREENING COMMITTEE USE ONLY:

Screened by: _____
Print Name Signature Date

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CONSENT TO PET OWNERSHIP (PETS MAY NOT EXCEED 20 LBS) VETERINARIAN CERTIFICATE OF HEALTH MUST BE ATTACHED

As indicated in the Declaration of Condominium, permission to keep or harbor pets is to be regulated by the Association. ONLY ONE PET IS PERMITTED PER UNIT, AND RENTERS ARE NOT PERMITTED TO HAVE PETS.

Giardino Village Condominium Association, Inc. does hereby consent to the harboring of the pet described as follows:

Type: _____ Weight: ___ (must not exceed 20 lbs.)
Breed: _____ Color and markings: _____
Owner: _____
Address: _____ upon the following terms
and conditions:

It is the owner's responsibility to review the document referenced below which is contained in the document book (Blue Book) given to each owner.

GIARDINO VILLAGE CONDOMINIUM ASSOCIATION

AMENDED DECLARATION: Section 28, M, 1-7 in its Entirety, Pages 19-20

Pet Owner Signature: _____

Printed Name and Date: _____

Approved by Giardino Village Condominium Association:

Board Member

Date

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FOR PURCHASERS:

All purchasers of units in the Giardino Village Condominium Association, Inc. are subject to all the rules of the Governing Documents, its By-Laws, Restrictions, Rules and Regulations. I/we have been provided with the Association's Governing Documents. I have also read and understand the Restrictions and Rules and Regulations of this Association, and promise to abide by them.

Signature of Applicant

Signature of Co - Applicant

Signature of Witness

Date

FOR RENTERS:

All renters of units in the Giardino Village Condominium Association, Inc. are subject to all the rules of the Governing Document, Restrictions, and Rules and Regulations. I/we have been provided with, have read and understand The Rules and Regulations.

Signature of Applicant

Signature of Co - Applicant

Signature of Witness

Date

TO BE FILLED OUT BY APPLICANT(S)
(Please type information or print clearly)
FOR SEA BREEZE OFFICE USE ONLY

This is a Purchase, or This is a Rental

Association: _____

If Purchase, projected closing date: _____

If Rental, Lease Term from _____ to _____

Address of Unit: _____

Applicant Name: _____

Co-Applicant Name: _____

Billing Address if different from Unit Address: _____

Phone # _____ Phone # _____

Email: _____ Email: _____

**This form is to be submitted to the Accounting Department by the
Manager after approval of application**

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CERTIFICATE OF APPROVAL FOR PURCHASE or RENTAL

Pursuant to the Governing Documents of Giardino Village Condominium Association, Inc.; the Association, by and through its president, secretary or their designee certifies approval of the following transaction between:

_____ as Seller(s) or lessor(s)

and _____ as Buyer(s) or lessee(s)

Lease Dates If Applicable: FROM _____ 20 TO _____ 20 _____

For the **purchase or rental** of the following property which is located in Palm Beach County, Florida:

Giardino Village Address

Dated this _____ day of _____ 20_____.

Approved by: _____
Print Name

Position: _____

Signature: _____

Sea Breeze – GIARDINO VILLAGE COA / PO# _____
RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ ST: _____ Zip: _____

SSN: _____ DOB (MM/DD/YYYY): _____

Tel#: _____ Cel#: _____

Current Employer

Company: _____ N/A _____ Tel#: _____ N/A _____

Supervisor: _____ N/A _____ Salary: _____

Employed From: ___ N/A ___ To: ___ N/A ___ Title: _____ N/A _____

Current Landlord

Company: _____ N/A _____ Tel#: _____ N/A _____

Landlord: _____ N/A _____ Rent: _____ N/A _____

Rented From: _____ N/A _____ To: _____ N/A _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ **DATE:** _____

DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.



Para informacion en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

- You must be told if information in your file has been used against you. Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment -or to take another adverse action against you -must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- You have the right to know what is in your file. You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- You have the right to ask for a credit score. Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- You have the right to dispute incomplete or inaccurate information. If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.
- Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information. Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- Consumer reporting agencies may not report outdated negative information. In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- Access to your file is limited. A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- You must give your consent for reports to be provided to employers. A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.
- You may limit "prescreened" offers of credit and insurance you get based on information in your credit report. Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- You may seek damages from violators. If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- Identity theft victims and active duty military personnel have additional rights. For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
l.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates	a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552
b. Such affiliates that are not banks, savings associations, or credit unions also should list,	b. Federal Trade Commission: Consumer Response Center-FCRA

in addition to the CFPB:	Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above: a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050 b. Federal Reserve Consumer Help Center P.O. Box. 1200 Minneapolis, MN 55480 c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590
4. Creditors Subject to the Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423
5. Creditors Subject to the Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Administration area supervisor
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., 8th Floor Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street, N.E.