

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

Application Cover Page

Welcome to Pine Point Villas, a community managed by Sea Breeze Community Management Services. We look forward to you becoming part of the community and working with us to make living in your new home pleasant and enjoyable. This Application Cover Page is designed to provide useful information that can assist you in the application process.

- Pine Point Villas is a 55-or-older community conveniently located in Boynton Beach not far from the ocean, I-95, the airport and other near-by cities and points of interest. Our amenities include a Clubhouse, swimming pool, Shuffle Board, Horseshoes and Bocci Court. The Clubhouse also has a pool table, library, kitchen and large meeting room which owners may rent for their personal celebrations.
- We have different organized socials throughout the year, especially the winter months, with weekly Bingo, Men and Women's Clubs, and different special food nights.
- Pets are not allowed in the community. Trucks, commercial vehicles, motorcycle, motorbike, moped, all-terrain vehicle, or other such vehicles are also prohibited.
- Sea Breeze is a growing family-owned company. You will have a Property Manager who performs weekly property inspections of the community. Our office staff is available Monday – Friday 9am – 5pm to assist with all questions and paper work. We work with your Board of Directors, who are volunteers voted-in by the community, to manage and maintain the community.
- Your monthly dues include: Cable, Laundry Rooms, Exterior Building Maintenance, Lawn, Pest Control, Sewer, Trash and Garbage Service and use of the listed amenities.

The Application Process

- **To avoid added costs or delays be sure you are filling out the correct application.**
 - Lease – person residing in the home during approved lease term. Owners of the units are responsible for meeting City of Boynton Beach lease requirements and permit fees. Documentation of completion will need to be submitted separately to the Association.
 - Buy a property – a person purchasing the home to own

- Guest/Additional Resident: This application is for a Permanent Resident only which is a person residing in the home for 30 or more days with the owner present. A Permanent Resident is also someone who is not paying rent or whose name is not on a lease or deed. Such a resident must undergo the same application and screening process as a person leasing or buying.
- If you submit the incorrect application, there is no reimbursement and the correct application will need to be completed and submitted to get approved by the Board of Directors.
- The Rush fee option through Tenant Evaluation is to expedite Tenant Evaluations time in processing the application to Sea Breeze. We then process and provide to the Association Board of Directors for review.
- The Applicant will be our one point of contact for the application process. Limiting the number of calls and emails received will help eliminate confusion and expedite the application process.
- Applications MUST BE SUBMITTED AT LEAST 30 DAYS PRIOR TO the Closing Date or Lease Start Date.
- A Welcome Meeting/Interview to review Community information is also part of the application process to obtain approval. Sea Breeze's Property Manager will contact the applicant(s) to complete the interview after application approval is received from the Association. Additional documents will require signatures such as the Rules & Regulations.
- A Certificate of Approval, which is required to close and prior to moving in, will be provided to the purchaser or renter after the Meeting/Interview.
- Moving in is not permitted until a signed Certificate of Approval has been issued.
- If purchasing, provide a copy of your Warranty Deed to Sea Breeze CMS as soon as possible after your closing in order to update your address and contact information. *Sea Breeze is not authorized to change an owner's name in our system until we have received a Warranty Deed. If the purchaser does not provide this proof of ownership, bills will go to the previous owner and the purchaser may incur late fees, interest and attorney fees. You are responsible for providing the Association with the Warranty Deed.*
- For Rentals, owners must be current on dues and have no violations.
- If you are interested to receive all official notices from the Association by Electronic Transmission you will need to complete the "Written Consent to Receive Official Notice(s) by Electronic Transmission". Form is available on the website at www.seabreezecms.com. Due to FL statute requirements the change takes over 30 days to take effect.
- Service & Emotional Support Animal Requirements – Submit letter from a Doctor that has been seen in person to state how the animal assists the applicant. Vet Records and other documentation will also need to be submitted. Applicants need to contact Sea Breeze for more details.

Application Criteria

An applicant may not be approved based on one or more of the following:

1. Application not completed in full.
2. False information provided in application.
3. Prohibited Lease term. Permissible leases are no less than three (3) months and not more than (6) months.
4. No trucks, commercial vehicles, motorcycle, motorbike, moped, all-terrain vehicle, or other such vehicle is permitted to be stored on the property or parked overnight.
5. No pets permitted.

How to Apply

- To Apply, log-in to Tenant Evaluation at [Tenantev.com](https://tenantev.com)
- Enter the code listed below on your Live Sheet.
- Select the type of application you are applying for – Lease, Purchase or Guest/Additional Resident (Permanent Resident).
- Select how many adults are applying. Only two adults per application, If you have more than two adults, you will need to submit more than one application. Once the first application is completed and submitted, you will need to complete and submit another application for the additional adults. Keep married couples together on applications. Also, you must list on all applications all adults who will be residents of the address.
 - Note if you are purchasing the home for another person, all parties involved must be on the application – the purchaser **and** all adult occupants.
- The following is expected at the Welcome Meeting/Interview:
 - All adult occupants (18 and over) review the rules and regulations. Sign and print your name at the bottom. The rules will be reviewed at the Welcome Meeting/Interview.
 - All occupants will attend.

Please note the Board of Directors reserve the right to require other documentation after the application is submitted and not yet approved by the board, or to be provided for the Welcome Meeting/Interview.

Property Application for Pine Point Villas Association

Property Name

How to Apply ?

1

You can go to
[Tenantev.com](https://tenantev.com) or scan
this QR Code.



then

2

Create a new account
and use the following
application code to begin.

9540

Property Application Code

Please read before applying

You must create a Tenant Evaluation account to apply, or you can sign in to your existing account.

The community you are applying to could request information such as
Credit report (Social Security number necessary), Criminal background check, Eviction report,
Proof on income, Personal and work verifications.

Important!

Application Fee: There is a cost associated with the application. You won't be charged until
your digital application form is submitted at the beginning of the process.

This application is linked to the email address you will use to create your new account. If you
have questions regarding the application requirements, please contact the association directly.

**Tenant Evaluation does not determine your approval. The community association
screening committee makes the final decision after reviewing your application.**

Application process
my take up to 45 *minutes*
tenantev.com

Do you need help?



Email us at
support@tenantevaluation.com



Call us at
305.692.7900