



5665 CORAL RIDGE DRIVE,
CORAL SPRINGS, FL 33076

PH: 954.346.0677
FAX: 954.340.8844

**KNIGHTSBRIDGE VILLAGE HOMEOWNER'S ASSOCIATION, INC.
C/O Integrity Property Management, Inc.**

(LEASE ONLY)

Dear Applicant,

Please complete and submit the enclosed application with a money order or bank cashier check for \$100.00 (SINGLE) or \$100.00 per (Married Couple) made payable to Association Financial. Also a \$25 .00 processing fee made payable to Integrity Property Management is required. (Cash and personal checks will not be accepted.) Application fee is non-refundable

**** The Association requires a minimum Credit Score of 650 for all applicants. A score between 550-649 will require the owner to pre-pay 12 months maintenance. Applicants with a score below 550 will be denied.****

In addition to the application, the Association requires the following information to be provided by the applicant:

1. Copy of all adult occupants driver's licenses and vehicle registration.
2. A legible copy of the lease.
3. Two most recent bank statements.
4. Verifiable employment/income.
5. Authorization to Collect Rent Form must be signed and notarized by owner(s) and tenant(s).
6. \$500.00 "Common Area" Security Deposit required.
7. Acknowledgement of Association Rules must be signed by owner and tenant.
8. Face to Face Interview Required.

PLEASE DO NOT REMOVE THIS PAGE

The application process takes approximately 3 - 4 weeks. However, failure to submit the necessary documents or correctly fill in the provided forms will result in a delay in your application process.

The application may be mailed or hand-delivered to:

Integrity Property Management, Inc.
5665 Coral Ridge Drive
Coral Springs, Florida 33076

Application for Association Financial Services, Inc. c/o Integrity Property Management (954)346-0677
Unmarried Co-Applicants Fill Out A Separate Application. Do not leave any blank spaces. Please use black ink

Name _____ SS# _____ DOB _____ / ____ / ____
Last First MI Jr, Sr., Prior

Spouse _____ SS# _____ DOB _____ / ____ / ____
Last First MI Maiden

Drivers License # _____ ST _____ Spouse's Drivers License # _____ ST _____

Other _____
Name Relationship Age SS#

Occupants _____
Name Relationship Age SS#

Pets: Number _____ Type _____ Breed _____ Weight _____ Age _____

Home Phone (_____) _____ Why Moving? _____

Present Address _____
Street Apt. # City State Zip Code

Present Landlord/
Mortgage Holder _____ Phone (_____) _____

Length of Residence: _____ / ____ To _____ / ____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Previous Address _____
Street Apt. # City State Zip Code

Previous Landlord/
Mortgage Holder _____ Phone (_____) _____

Length of Residence: _____ / ____ To _____ / ____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Present
Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / ____ To _____ / ____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Previous
Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / ____ To _____ / ____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Spouse Present
Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / ____ To _____ / ____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

In Case of
Emergency Notify _____ (_____) _____
Name Relationship Address Phone Number

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

Have you applied for residency in the past 2 years, but did not move in? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

Have you ever had adjudication withheld or been convicted of crime? 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 an investigative consumer report including, but not limited 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 \$ _____ for a non-refundable application processing fee.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____

VEHICLES:

MAKE: _____ MODEL: _____ TAG: _____ STATE: _____

MAKE: _____ MODEL: _____ TAG: _____ STATE: _____

FIRST APPLICANT'S DRIVER LICENSE NO: _____ STATE: _____

SECOND APPLICANT'S DRIVER LICENSE NO: _____ STATE: _____

DOES UNIT BEING LEASED/PURCHASED HAVE A GARAGE: _____

EMERGENCIES:

IN CASE OF AN EMERGENCY, NOTIFY: _____

ADDRESS: _____ TELEPHONE: _____

NEAREST RELATIVE NOT LIVING WITH YOU: _____

ADDRESS: _____ TELEPHONE: _____

PETS:

I (WE) ARE AWARE THAT PETS ARE ALLOWED: INITIAL: _____

THE LIMITATIONS ARE: **NO PITBULLS ALLOWED**

I (WE) DO NOT OWN A PET (SIGN): _____

I (WE) OWN THE FOLLOWING PET(S):

TYPE: _____ BREED: _____ WEIGHT: _____

PET'S NAME: _____ AGE: _____ COLORING: _____

TYPE: _____ BREED: _____ WEIGHT: _____

PET'S NAME: _____ AGE: _____ COLORING: _____

ASSOCIATION FINANCIAL SERVICES, INC.

P.O. BOX 8366

CORAL SPRINGS, FL 33075

APPLICANTS: Most banks, financial institutions, mortgage companies and employers require your signature and name printed to verify information. Please complete both forms below:

ALL PARTS OF THIS FORM ARE REQUIRED

*****AUTHORIZATION FORM*****

You are hereby authorized to release information to **ASSOCIATION FINANCIAL SERVICES, INC.** any and all information they request with regards to verification of my/our bank account(s), credit history, residential history and employment verification to be used for my/our Application for Occupancy. I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to Association Financial Services for reporting purposes.

(Applicants Signature)

(Applicants Name Printed)

(Spouses Signature)

(Date Signed)

You are hereby authorized to release information to **ASSOCIATION FINANCIAL SERVICES, INC.** any and all information they request with regards to verification of my/our bank account(s), credit history, residential history and employment verification to be used fro my/our Application for Occupancy. I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to Association Financial Services for reporting purposes.

(Applicants Signature)

(Applicants Name Printed)

(Spouses Signature)

(Date Signed)

Knightsbridge Village HOA

The following are rules of the Knightsbridge village HOA

- Garbage pickup days are Wednesdays & Saturdays, pails must be stored out of view on non-pickup days
- Hoses, empty flower pots, gardening supplies and any other personal items must be stored out of view
- Flower beds must be maintained neatly
- No parking on the grass at any time
- Commercial vehicles are not permitted to be parked overnight
- No trailers or recreational vehicles are permitted
- The pool area is only open to residents during daylight hours
- Children under 16 must be accompanied by an adult
- No food, alcohol or glass bottles allowed in the pool area
- No pets are permitted in the pool area
- Radios must be kept at a reasonable volume
- Appropriate bathing suits are required in the pool area
- No overnight parking in the pool parking area
- Dogs must be walked on a leash at all times
- Dog waste must be picked up
- Basketball hoops must be kept off the street and maintained neatly and in working order
- Visitors may not block any driveways when parking on the street.

The Property Owner and Property Tenant understand and agree that failure to comply with these rules or any part of the association governing documents 3 times will result in a fine against the property owner and eviction of the tenant. Any legal fees associated with such noncompliance will be assessed against the property owner.

Date: _____

Property Address: _____

Tenant Name: _____

Property Owner: _____

Tenant Signature: _____

Owner Signature: _____

Absentee Owner as Landlord Change of Address Form

This must be completed by OWNER prior to Tenant Lease Application package being considered to be completed.

PLEASE PROVIDE AN ALTERNATE ADDRESS WHERE ALL ASSOCIATION CORRESPONDENCE REGARDING YOUR PROPERTY SHOULD BE SENT TO YOU.

This alternate address will commence, unless a different date is indicated below, on the commencement date of the Tenant's Lease. This will continue to be in effect until written notice of a further address change is provided to the Association.

Association Name: _____

Association Property Address: _____

Date for new address to be used: _____

New Address to be used: _____

Owner's Name: _____

Owner's Signature: _____

Date signed by Owner: _____

For Association Use Only

Date Received: _____

Date Association's records changed: _____

Processed by whom: _____

KNIGHTSBRIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC.

ADDENDUM TO LEASE AGREEMENT

This Agreement is entered into this _____ day of _____, 20____ by and between _____, Owner ("Lessor") of Lot at Knightsbridge Village Homeowners Association located at _____, Florida and ("Lessee") and Knightsbridge Village Homeowners Association, Inc.. ("Association"). Said Agreement shall not be modified without the express written consent of all parties.

WITNESSETH

WHEREAS, Lessor wishes to enter into a lease with the Lessee of Lot _____ at Knightsbridge Village Homeowners Association, Inc., the term of which shall commence on _____, 20____ and shall expire on _____, 20____ (the "Lease"), a copy of which lease is attached hereto;

WHEREAS, Lessee desires to accept such leasehold ("Lease");

WHEREAS, Association has the authority, right and entitlement to approve a Lease as provided under Section 13 of the Declaration of Covenants, Conditions and Restrictions for Knightsbridge Village Homeowners Association, Inc. ("Declaration"), as recorded in Official Records Book 23532 Page 92 of the Public Records of Broward County, Florida;

NOW THEREFORE, for TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. Association shall conditionally approve the proposed Lease of Lot _____ to Lessee, pursuant to the provisions, set forth herein. . . . • I.
2. If at any point in time during the term of the Lease, or any renewal term, Lessor shall become delinquent in his or her assessment obligations to the Association, the following shall occur:
 - a. Lessor directs Lessee to furnish all rental payment due and owing under the Lease to the Association;
 - b. Lessor assigns to the Association, such rental payment for the duration of the Lease, or renewal term, such that all monies due and owing thereunder shall be paid by Lessee to the Association until such time as the outstanding monies due and owing to the Association are fully satisfied, payment to be in accordance with the requirements of the Declaration and applied as provided under 720.3086, Florida Statutes, as amended. Upon receipt of funds sufficient to address and satisfy the arrearage, the Association may, within its discretion, direct Lessee to pay all rents to Lessor,

3. Lessor specifically permits and does authorize Association to take any and all action to collect rents from Lessee and, upon failure of Lessee to provide said rents, to pursue an action to remove the Lessee, including through eviction. Any expense so incurred by Association, including attorney's fees, in addressing Lessee shall be recoverable against Lessor and/or Lessee, in Association's sole discretion, and shall become a special assessment against the Lot recoverable in the same manner as any other special assessment. Notwithstanding any eviction of Lessee under this Agreement, the Lessor shall continue to remain responsible for all maintenance and assessment obligations to the Association.

4. Lessee expressly agrees to abide by all of the covenants, conditions and restrictions of the Declaration, By-laws and Rules and Regulations of the Association, as adopted from time to time (collectively, the "Governing Documents" in the event Lessee, or Lessee's family members and/or guests fail to abide by the terms of the Governing Documents, the Association, after first providing reasonable written notice thereof to Lessee and Lessor, shall be permitted to seek injunctive and other appropriate relief to secure the removal of Lessee from the premises. In such event, Association, as a prevailing party, shall be permitted to recover all of its reasonable costs and attorney's fees from Lessor, with the costs, including attorney's fees, recoverable as a special assessment against the Lot.

5. By signing this Addendum, Lessee acknowledges his or her receipt of a complete copy of the Governing Documents of the Association.

6. There shall be no renewal Of the Lease term without the express written permission of the Association.

7. In the event the Association shall be required to enforce the terms of this Agreement, the Association shall be entitled to recover its costs and attorney's fees incurred from the non-prevailing party, and same may be recovered as a special assessment against the Lot Nothing in this Agreement shall be construed to relieve Lessor of said party's continuing maintenance assessment obligations to the Association.

Executed this _____ day of _____

Lessor: _____

Lessee: _____

KNIGHTSBRIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC.

By: _____

Name: _____

Title: _____