



MADISON LAKES HOMEOWNER ASSOCIATION INC.
C/O GRS COMMUNITY MANAGEMENT
3900 WOODLAKE BLVD, #309
LAKE WORTH, FL 33463
Phone (561) 641-8554 Fax (561) 641-9448

MADISON LAKES HOMEOWNERS ASSOCIATION SALE/LEASE APPLICATION INFORMATION SHEET

REQUIREMENTS:

1. \$200.00 Application fee (non-refundable) payable by check or money order to **Madison Lakes HOA.**
2. \$100.00 Processing fee **per applicant** (non-refundable) payable by check or money order to **GRS Community Management.**
3. Background check on renter(s). (Initiated by Management Company)
 - a. **A 650 minimum credit score for all applicants will be required.**
 - b. Applicants with a credit score below 650 as calculated herein above shall be rejected.
4. Homeowner shall be current with Association assessments to allow rental of lot.

AMENITIES: Pool, hot tub and pool cabana, unmanned gate, lake fountain, full service lawn maintenance. Landscape replacement is homeowner responsibility.

ASSESSMENTS: Paid quarterly

IMPORTANT RESTRICTIONS:

Leases: Owners may **not** lease their unit for a period less than three (3) months and only once each calendar year.

Pets: Pets must be kept on a leash at all times while outdoors and all waste deposited by a pet shall be immediately removed by owner and/or pet walker. (**Palm Beach County Ordinance 98-22, Section 4-9** as well as Association Documents)

Homeowners subject to penalty for tenant occupancy without PRIOR Association approval.

***** LEASES MUST BE RENEWED YEARLY AND NEW LEASE APPLICATION FORM FILLED OUT AND RETURNED TO GRS MANAGEMENT. PROCESSING/APPLICATION FEES WAIVED FOR RENEWALS. ***
MADISON LAKES HOMEOWNERS ASSOCIATION, INC.
SALE/LEASE APPLICATION FORM**

**THIS FORM MUST BE COMPLETED BY THE PROPOSED BUYER OR LESSEE AND
RETURNED TO:**

**GRS COMMUNITY MANAGEMENT
3900 WOODLAKE BLVD SUITE 309
LAKE WORTH FL 33463
OFFICE 561-641-8554 FAX 641-9448**

**PLEASE ATTACH A COPY OF THE SALE/LEASE CONTRACT AGREEMENT AND
DRIVERS LICENSE(S) OR I.D(S).**

PLEASE ATTACH A NON-REFUNDABLE APPLICATION FEE OF **\$200.00** PAYABLE
TO: **MADISON LAKES HOMEOWNERS ASSOCIATION, INC.** AND A NON-
REFUNDABLE PROCESSING FEE OF **\$100.00** PAYABLE TO **GRS MANAGEMENT
ASSOCIATES INC. THESE PAYMENTS MUST BE IN THE FORM OF A MONEY
ORDER OR CASHIERS CHECK.**

LEASES MAY NOT BE LESS THAN THREE (3) MONTHS AND NOT MORE THAN
TWELVE (12) MONTHS. NO UNIT MAY BE LEASED MORE THAN ONE (1) TIME
PER CALENDAR YEAR. BOARD APPROVAL IS REQUIRED ON RENEWALS OF
LEASES 30 DAYS PRIOR TO EXPIRATION DATE OF LEASE.

**CAPITAL CONTRIBUTION: ARTICLE XII, SECTION I AMENDED 3-7-17 - OWNERS
WHO ACQUIRE OWNERSHIP TO THEIR LOTS, OTHER THAN BY INHERITANCE
SHALL PAY A ONE-TIME **CAPITAL IMPROVEMENT CONTRIBUTION IN THE
AMOUNT OF \$300.00** AT THE TIME OF ACQUIRING OWNERSHIP.**

OWNERS MUST PROVIDE NEW BUYERS WITH A COPY OF THE ASSOCIATION
DOCUMENTS AND MUST PROVIDE LESSEES WITH A COPY OF THE RULES AND
REGULATIONS FOR MADISON LAKES HOMEOWNERS ASSOCIATION, INC.
PROOF OF THIS MUST ACCOMPANY THIS APPLICATION.

ONLY TWO (2) HOUSEHOLD PETS PER UNIT ARE ALLOWED.

THE FOLLOWING VEHICLES WILL NOT BE APPROVED AND MAY NOT BE KEPT
ON THE PROPERTY BY HOMEOWNERS: TRUCKS WITH OVERSIZED WHEELS,
VEHICLES WITH LADDERS OR ANY CONSTRUCTION SUPPLIES, VEHICLES WITH
LADDER RACKS, CAMPERS, MOTOR HOMES, TRAILERS, BOATS, BOAT
TRAILERS, COMMERCIAL VEHICLES AND VEHICLES WITH ADVERTISING.

ARTICLE XII AMENDED 5/6/2010 – IF AN OWNER IS DELINQUENT IN PAYING ANY
ASSESSMENT, LATE FEE, INTEREST OR ATTORNEY’S FEES INCURRED IN THE
COLLECTION OF ASSESSMENTS AND THAT OWNER IS LEASING HIS/HER LOT
AND/OR RESIDENCE, THEN THE OWNER SHALL BE DEEMED TO HAVE
ASSIGNED TO THE ASSOCIATION HIS/HER RIGHT TO COLLECT THE RENT
FROM THE TENANT. UPON DEMAND FROM THE ASSOCIATION TO THE TENANT,
THE TENANT SHALL PAY THE RENT DUE TO THE OWNER DIRECTLY TO THE
ASSOCIATION.

GARBAGE PICK-UP IS TUESDAYS AND FRIDAYS. RECYCLE PICKUP IS TUESDAYS AND VEGETATION PICKUP IS FRIDAYS. NO GARBAGE CANS, TRASH CONTAINERS OR RECYCLE BINS SHALL BE LEFT OUTSIDE PRIOR TO DAY BEFORE PICKUP AND OR PAST THE DAY OF PICKUP...

VEHICLES ARE NOT PERMITTED TO PARK ON COMMUNITY ROADS BETWEEN THE HOURS OF MIDNIGHT AND 6:00 A.M.

THIS COMPLETED FORM MUST BE SUBMITTED TO THE ASSOCIATION OFFICE NO LATER THAN THIRTY (30) DAYS PROR TO THE DESIRED DATE OF RESIDENCY.

PLEASE REFER TO THE ASSOCIATION DOCUMENTS, I.E. ARTICLES OF INCORPORATION, BY-LAWS AND RULES & REGULATIONS FOR COMPLETE RULES.

I UNDERSTAND THE REQUIREMENTS AND OBLIGATIONS AS SET FORTH AND AGREE TO COMPLY WITH SAME.

Signature: _____

Date: _____

Signature: _____

Date: _____

**MADISON LAKES HOMEOWNERS ASSOCIATION, INC.
SALE/LEASE APPLICATION FORM
APPLICATION FOR RESIDENCY**

(TO BE COMPLETED BY PROSPECTIVE PURCHASER/LEESEES)

PRESENT OWNER'S NAME: _____ Tel _____

ADDRESS OF UNIT FOR SALE OR LEASE: _____ BOYNTON BEACH, FL 33437.

NAME OF REALTOR HANDLING SALE OR LEASE

REALTOR TEL _____ REALTOR E-MAIL ADDRESS: _____

APPLICATION IS REGARDING THE:

RENTAL OF THIS UNIT

SALE OF THIS UNIT

BUYER'S NAME(S) _____

CLOSING DATE _____

BUYER'S'S E-MAILADDRESS _____

LEESEE'S NAME: _____

LEASE TERM DATES _____ TO _____

MARITAL STATUS _____

DATE OF BIRTH: _____ SS#: _____

LEASE'S *E-MAIL ADDRESS* _____

SPOUSE/CO-APPLICANT NAME: _____

MAIDEN NAME: _____ MARITAL STATUS: _____

DATE OF BIRTH: _____ SS#: _____

SPOUSE/CO-APPLICANT *E-MAIL ADDRESS* _____

NUMBER OF ADULT OCCUPANTS: _____ NUMBER OF CHILDREN _____

OTHER PERSONS WHO WILL OCCUPY UNIT WITH YOU:

NAME	DOB	RELATIONSHIP
_____	_____	_____
_____	_____	_____

MADISON LAKES HOMEOWNERS ASSOCIATION, INC.

SALE/LEASE APPLICATION FORM

RESIDENCY INFORMATION (SECTION #1)

PRESENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TEL: (HOME) _____ (WORK): _____

DO YOU OWN _____ OR RENT _____ AT YOUR PERSENT ADDRESS?

HOW LONG? _____

IF RENTING, NAME OF LANDLORD: _____

TEL: _____

AUTOMOBILE INFORMATION (SECTION #2)

NUMBER OF VEHICLES _____

DRIVER'S LICENSE #: _____

LICENSING STATE: _____ EXPIRATION DATE _____

DRIVER'S LICENSE #: _____

LICENSING STATE: _____ EXPIRATION DATE _____

VEHICLE #1: TYPE; AUTO _____ VAN _____ SUV OTHER _____

MAKE _____ MODEL _____ YEAR _____

COLOR _____ LICENSE PLATE # _____ STATE _____

VEHICLE #2: TYPE; AUTO _____ VAN _____ SUV OTHER _____

MAKE _____ MODEL _____ YEAR _____

COLOR _____ LICENSE PLATE # _____ STATE _____

PET INFORMATION (SECTION #3)

(Write none if no pets)

TYPE: _____ BREED: _____ WEIGHT: _____

TYPE: _____ BREED: _____ WEIGHT: _____

*****Please attach a current tag/veterinarian certificate*****

**MADISON LAKES HOMEOWNERS ASSOCIATION, INC.
SALE/LEASE APPLICATION FORM**

EMERGENCY CONTACT INFORMATION (SECTION #4)

IN CASE OF AN EMERGENCY CONTACT: _____

ADDRESS: _____

TEL: _____

RELATIONSHIP: _____

CHARACTER REFERENCES (SECTION #5)

(Do not provide names of relatives)

NAME: _____ RELATIONSHIP: _____

TEL: (HOME) _____ (WORK): _____

NAME: _____ RELATIONSHIP: _____

TEL: (HOME) _____ (WORK): _____

EMPLOYMENT INFORMATION (SECTION #6)

EMPLOYER OR BUSINESS: _____

TEL: _____ ADDRESS: _____

POSITION: _____ EMPLOYED FROM _____ TO _____

PREVIOUS EMPLOYER: _____

TEL: _____ ADDRESS: _____

POSITION: _____ EMPLOYED FROM _____ TO _____

SPOUSE'S EMPLOYER: _____

TEL: _____ ADDRESS: _____

POSITION: _____ EMPLOYED FROM _____ TO _____

IMPORTANT MAILNG INFORMATION:

If Application is approved by the Association, please advise below, where the office of the association should direct all mail once the closing has taken place.

MADISON LAKES HOMEOWNERS ASSOCIATION, INC.

PROOF OF RECEIPT OF DOCUMENTS

(FOR SALES ONLY)

I/We the undersigned, acknowledge that I/We have received the Declaration of Restrictions, the By-laws and the Articles of Incorporation for the MADISON LAKES HOMEOWNERS ASSOCIATION, INC.

Signature: _____ Date: _____

Signature: _____ Date: _____

PROOF OF RECEIPT OF RULES & REGULATIONS

(FOR SALES AND LEASES)

I/We the undersigned, acknowledge that I/We have received the Rules & Regulations for the MADISON LAKES HOMEOWNERS ASSOCIATION, INC

Signature: _____ Date: _____

Signature: _____ Date: _____

MADISON LAKES HOMEOWNERS ASSOCIATION, INC.

HOMEOWNERS ASSOCIATION DISCLOSURE

1. As a buyer of Property in Madison Lakes you will be obligated to be a member of a homeowners' association ("Association")
2. There are recorded restrictive covenants (Covenants") governing the use and occupancy of properties in Madison Lakes.
3. You will be obligated to pay assessments to the Madison Lakes Homeowners Association, Inc., which assessments are subject to periodic change.
4. Your failure to pay these assessments could result in a lien on your property.
5. The Covenants cannot be amended without the approval of the Association's membership.
6. The statements contained in this disclosure form are only summary in nature and as a prospective Buyer you should refer to the Covenants and the Association's governing documents.
7. These Documents are a matter of public record and can be obtained from the record office in the county where the Property is located.

Lot Number: _____

Buyers Signature

Date

Buyers Signature

Date

AUTHORIZATION FILE DISCLOSURE

APPLICANT/TENANT CONSENT

I hereby consent to allow Verify Screening Solutions, Inc., through its designated agent/employee, to obtain and verify my consumer reports, including but not limited to, my credit report, criminal information, and eviction information for the purpose of determining my eligibility to lease/purchase an apartment. I further understand if I lease/purchase an apartment, I consent to allow Verify Screening Solution, Inc. and it's designated agent/employee, for the duration of my lease, to review the following list of information to assess risk, for analytics, for process improvement, and other uses: my consumer reports, including but not limited to my credit report, criminal information, eviction information, my rental payment history, and occupancy history, and other information. The facts set forth in my application for residency are true and complete. False, fraudulent or misleading information on an application may be grounds for denial of residency or subsequent eviction.

Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver's License Number

State

2nd Applicant's Signature

Date

Printed Name

Date of Birth

Social Security Number

Driver's License Number

State

ADDITIONAL OCCUPANTS OVER 18, AUTHORIZATION FORM IS REQUIRED