

# **MANCHESTER GREENS**

**FILL OUT APPLICATION**

**COPY OF PURCHASE CONTRACT**

**Or**

**LEASE CONTRACT**

**APPLICATION FEE \$100.00**

**LEASE ONLY**

**GRS PROCESSING FEE LEASE AND PURCHASE \$50**

**LANDLORD-  
MAINTENANCE DEPOSIT (2QUARTERS)  
LEASE ONLY**

**NO INTERVIEW**

**APPROVAL NEEDED**

**MANCHESTER GREENS P.O.A., INC.**  
**C/o GRS Management Associates, Inc.**  
**3900 Woodlake Blvd. Suite 309**  
**Lake Worth, Fl. 33463**  
**(561) 641-8554**  
**(561) 641-9448 FAX**

**APPLICATION FOR LEASING OR PURCHASE OF HOUSE**

1. This application must be fully completed by the proposed Lessee or Purchaser.
2. A completed and signed copy of your Lease or Contract of Purchase must be attached hereto.
3. A lease shall be for a period of not less than four (4) months. No more than one (1) rental may occur in a twelve (12) consecutive month period. Lessor shall be responsible for the full and faithful performance of the lease. Subleasing shall not be permitted.
4. The application shall be acted upon within Thirty (30) days.
5. Occupancy shall be limited to no more than two (2) persons per bedroom. Shared occupancy will not be permitted.
6. **Completed application for leases only shall be accompanied by lessee's non-refundable check for \$100, as a processing fee, made payable to Manchester Green P.O.A., Inc.**
7. **Lease and purchase applications shall be accompanied by a non-refundable check for \$50, as a processing fee, made payable to GRS Management, Inc.**
8. Return all documentation to G.R.S. Management Associates, Inc. 3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463.
9. Occupancy prior to Board Approval is prohibited
10. The Seller (current owner) must provide the purchaser with a copy of all Association Rules and Regulations otherwise; you must purchase them from the Association for \$50.00
11. Three months worth of the current annual assessment shall be paid into the Working Capital Fund at the time of closing for sales.

**PRINT OR TYPE**

This application is for a \_\_\_\_\_ **Lease** \_\_\_\_\_ **Purchase** (check one)

Date of Application: \_\_\_\_\_

**Lease:** From \_\_\_\_\_ to \_\_\_\_\_ OR **Purchase:** Closing Date: \_\_\_\_\_

Homeowner Name(s): \_\_\_\_\_

Address: \_\_\_\_\_ Manchester Lake Dr., Manchester Greens, Lot # \_\_\_\_\_ Tel. #: ( ) \_\_\_\_\_ - \_\_\_\_\_

Realtor (if any): \_\_\_\_\_ Tel. #: ( ) \_\_\_\_\_ - \_\_\_\_\_

Title Company / Attorney for Closing: \_\_\_\_\_

Contact: \_\_\_\_\_ Telephone #: ( ) \_\_\_\_\_ - \_\_\_\_\_

**Lessee or Purchaser**

Name: \_\_\_\_\_ Spouse: \_\_\_\_\_

Home Address: \_\_\_\_\_ Tel. #: ( ) \_\_\_\_\_ - \_\_\_\_\_

**Names of Other Permanent Occupants**

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

**In submitting this application, we do hereby declare that all occupants and invitees of the aforementioned house:**

1. Will abide by all restrictions, rules and regulations of the Association documents effective at this writing or hereinafter imposed by Manchester Greens P.O.A., Inc or the WCA. Only the persons named on the application may be permanent residents. Corporations, partnerships, trusts and the like may not be lessees.
2. Understand that any violation of the restrictions, rules and regulations referred to in "1." Above provide cause for immediate action as therein provided, or termination under appropriate circumstances in the event of a lease.
3. Understand that the acceptance for Lease or Purchase of any unit in Manchester Greens at Wycliffe is conditioned upon the truth and accuracy of this application. Occupancy prior to acceptance of the application by the Board of Directors or other designated authority is prohibited. Any misrepresentation or falsification of the information in this application or premature occupancy will result in automatic rejection of the application.

**Upon acceptance of the application, Lessee/Purchaser will receive an acceptance form signed by a member of the Board of Directors or by a designated authority. In the event the application is rejected, Lessee/Purchaser will receive a letter of explanation.**

Signature: \_\_\_\_\_ Spouse: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

**MANCHESTER GREENS P.O.A., INC.**

**ACCEPTANCE OF APPLICATION FOR LEASING OR PURCHASE OF HOUSE**

Name of Applicant(s): \_\_\_\_\_

Transaction: (check one)      \_\_\_\_\_ Lease      \_\_\_\_\_ Purchase

Address: \_\_\_\_\_ Manchester Lakes Drive, Manchester Greens at Wycliffe

Lot #: \_\_\_\_\_

Homeowner Names: \_\_\_\_\_

**The Board of Directors hereby acknowledges receipt of the application from the above named applicant.**

**For Manchester Greens P.O.A., Inc.**

\_\_\_\_\_

**By:** \_\_\_\_\_ **(Print Name & Title)**

**Date of Acceptance:** \_\_\_\_\_

MANCHESTER GREENS P.O.A., INC.  
ADDENDUM TO LEASE APPLICATION

THIS ADDENDUM is made between \_\_\_\_\_ ("Landlord") and  
\_\_\_\_\_ ("tenant(s)") for unit: \_\_\_\_\_ effective this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_  
and is intended to and shall supplement, amend and modify that certain Lease dated \_\_\_\_\_, in the  
following respects:

1. Tenant(s) are subject to and shall abide by Florida Statutes: Assessments: Tenant Occupancy: Where an owner is delinquent in any monetary obligation to the Association, the Association can make a demand for the tenant to pay to the Association the future monetary obligations related to the Association unit owed to the Association. The demand must be in writing. If the tenant fails to comply, the Association may have the tenant evicted in accordance with Florida Statutes. The unit owner shall give the tenant a credit against rent due to the unit owner for any amounts paid by the tenant to the Association.
2. In the event the landlord/owner becomes delinquent in payment of assessments (regular, general or special) or other charges to the Association, the Association may notify the tenant. Upon such notification, the tenant shall be obligated to pay the rent required under the lease to the Association, until all delinquent assessments and other charges have been paid in full. During the period of time the tenant is paying the rent to the Association, the landlord shall not seek to evict the tenant for non-payment of rent.

LANDLORD

\_\_\_\_\_

Printed Name

TENANT

\_\_\_\_\_

Printed Name

TENANT

\_\_\_\_\_

Printed Name