

WOODS WALK HOMEOWNERS' ASSOC. INC.

Instructions for Lease or Purchase Application Fees required

\$100 non-refundable application fee payable to: GRS MANAGEMENT ASSOCIATES, INC per occupant 18 years and older or per married couple

Money order or cashier's check is the only form of payment accepted.

Documents required, completed and signed

Lease application

- Application to the Association
- Lease fully executed copy
- Signed that you have read the Rules and Regulations
- Drivers License(s) photo ID copy
- If applicable, provide pet picture & veterinarian's certificate.

Please Note: Rental applications for a unit Prior to Owning for 24 Months Will NOT Be Approved

Lease Approval Requirements:

- ◆ **Minimum credit score of 700 with alternative Income Requirement.** At the time of application, the lessee(s) **must also submit** proof of combined income equal to no less than three (3) times the monthly rent. IF the applicants do not meet the credit criteria, the proof of income (not less than three (3) times the monthly rent) would then satisfy this requirement.
- Within the last ten (10) years; no felony conviction; no conviction for any violent crime; no registered sex offenders.
- ◆ Interview with member of the Board is **required prior to approval & occupancy.**
- ◆ Lease must document that the owner of record is responsible for professional landscape maintenance at the residence.
- ◆ Property must not have any open violations and HOA account must be current at the time of approval.
- ◆ The governing documents can be downloaded at the Woods Walk webpage at www.grsmgt.com
- ◆ The rules and regulations are attached for your records.
- ◆ Please allow up to 30 days to process application.

Other information

- ◆ Pet restrictions: All dogs must be kept on a leash when being walked in the community.

**** Application will NOT be accepted without the required fees. ****
***** INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED *****

Submit the entire package to: **WOODS WALK HOMEOWNERS' ASSOC. INC.**
C/O GRS MANAGEMENT ASSOCIATES, INC
3900 WOODLAKE BLVD SUITE 309
LAKE WORTH, FL 33463

Submit package during: Monday thru Friday between 9:00am & 5:00 pm

Application
WOODS WALK HOMEOWNERS' ASSOC. INC.

Note: Please print legibly and complete all the sections. Mark N/A if not-applicable.

<u>Lease</u>		<u>Purchase</u>
Lease starts:	ending:	closing date:

UNIT INFORMATION

UNIT ADDRESS	MOVE-IN DATE
CURRENT OWNER NAME	CONTACT #

APPLICANT INFORMATION

APPLICANT NAME	CO-APPLICANT NAME
PRIMARY CONTACT #	PRIMARY CONTACT #
EMAIL ADDRESS	EMAIL ADDRESS
CURRENT ADDRESS	CURRENT ADDRESS
CITY, STATE, ZIP	CITY, STATE, ZIP
MARITAL STATUS: MARRIED () SINGLE ()	MARITAL STATUS: MARRIED () SINGLE ()

OTHER OCCUPANTS

NAME	RELATIONSHIP	DOB	AGE
NAME	RELATIONSHIP	DOB	AGE

Proof of Receipt of Documents

I have received the Declaration of Covenants and Restrictions, the Articles of Incorporation and the By-Laws of Woods Walk HOA as well as read the Rules and Regulations of the community. Documents may be obtained from the website: www.grsmgt.com under Woods Walk HOA.

Agreement and Information Release

I understand that the approval by the Association for lease of the unit is conditioned upon the truth and accuracy of this notification. Any misrepresentation or falsification of information on this notification will result in the automatic rejection of this application. Occupancy prior to approval is prohibited.

I understand the Board of Directors of the Association may cause to be instituted such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, its managers or agents to make such investigation and agree that the information contained in their application may be used in such investigation and that the Board of Directors and Officers and agents of the Association, its managers or agents shall be held harmless from any action or claim by me as conducted by the Board of Directors, its managers or agents.

In making the foregoing notification, I am aware that the decision of the Association will be final and no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors and Applicants.

Signature Applicant _____ Date _____

Print applicant name: _____

Signature Co-Applciant _____ Date _____

Print co-applciant name: _____

ADDITIONAL OCCUPANTS 18 YEARS AND OVER PLEASE PROVIDE A SEPARATE AUTHORIZATION FORM AND COPIES OF DRIVER'S LICENSES.

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

WOODS WALK HOMEOWNERS' ASSOC. INC.

RULES AND REGULATIONS

The following is a brief summary of the Document Rules & Regulations of the Association. The comprehensive list of rules and regulations is attached:

Pet related, "...all dogs and cats must be accompanied by an attendant... No cat or dog shall be permitted to run at large outside of the unit."
Landscaping related, "...if any of the foregoing landscaping requires replacement, it shall be the responsibility of, and at the expense of, the Owner of the applicable Unit to make such replacement."
Renting related, "...the Association, as agent for the landlord/Owner, has the power to evict the tenants and occupants under Chapter 83, FS, for violations of the Governing Documents and reasonable rules and regulations, as amended from time to time."
Exterior changes related, "No building, outbuilding, garage, fence, wall, retaining wall, or other structure of any kind shall be erected, contracted, placed or maintained on the Properties, nor shall any dwelling or other Improvements on each Unit, as originally constructed...be altered, changed, or modified unless...first submitted in writing for approval and approved in writing by an Architectural Committee."
Enforcement related, "The Association... shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations liens and charges now or hereafter imposed by the provisions of the declaration. In any such suit the prevailing party shall also be entitled to recovery of all costs and expenses including court costs and attorney's fees."
Other, "Purchase restrictions include the prohibition of leasing the property during the first twenty four months proceeding the purchase of the property."

Parking Policy

- Parking on the street (unless approved by the board) is prohibited between Midnight & 6am. Vehicles may be towed at the owner's expense.
- Vehicles subject to towing will be issued two warnings before being towed on the third incident.
- Commercial vehicles with or without signs are prohibited unless parked inside an enclosed garage.
- Vehicles with commercial or stenciled signs are prohibited on any vehicle unless parked inside an enclosed garage.
- Parking on the swale, common grass area or sidewalk is prohibited.

I have read the attached Rules and Regulations for WOODS WALK HOMEOWNERS' ASSOC. INC.

Applicant Signature

Print Name

Date

Co-applicant Signature

Print Name

Date