

Ambassador

Community Management, Inc.

7100 West Commercial Blvd. ~ Suite 107 ~ Lauderhill, FL 33319

Phone: 954-741-8811 Fax: 954-741-8051

www.ambassadormanagement.com

Since 1992

PLANTATION PLACE CONDOMINIUM ASSOCIATION

LEASE PACKAGE

The attached application forms **MUST** be completed in full by each adult applicant. (other than Husband/Wife or Parent/Dependant child which is considered one application) and returned to Ambassador Community Management along with a **\$100.00** Check or money order for each application made payable to **PLANTATION PLACE**. This application fee is non-refundable. In addition, the following items and or terms are required to accompany the application forms and fee.

1. Signed copy of the lease agreement along with photo ID for each adult occupant.

A \$250.00 COMMON AREA DAMAGE DEPOSIT MADE PAYABLE TO PLANTATION PLACE IS REQUIRED FOR ALL LEASES. ANY DAMAGE DONE TO COMMON PROPERTY BY THE LESSEE, THEIR OCCUPANTS, GUESTS, CHILDREN, OR VISITORS WILL BE DEDUCTED FROM THIS DEPOSIT. THIS DEPOSIT WILL BE KEPT IN A NON INTEREST BANK ACCOUNT.

2. Copy of a current Credit Report
3. No Lease can be for less than 12 months, and no more than 1 lease in a 12 month period. Renewals are subject to annual re-approval.
4. One pets is allowed but not to exceed 20 lbs. This rule was amended on 3-21-07.
5. Use of the unit is for single family residence only
6. No commercial vehicles, truck, motorcycles etc. are allowed on property overnight. Only one assigned parking space per unit.
7. Owner must supply renter with a copy of the current rules & regulations
8. No more than 2 occupants per bedroom are allowed to occupy unit.
9. Moving in and out of a unit must be completed between the hours of 9am and 5pm Monday through Friday **ONLY**.

This Sales/lease packet is considered incomplete and will not be accepted until all information has been received. The Association is allowed thirty (30) days to process and approve all applications.

Upon receipt and verification of all materials submitted, a personal interview with the Board of Directors will be scheduled. The applicant(s) will be notified of the date, time and place of the personal interview. **OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED!**

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Plantation Place Condominium
PRINT all information. Association Name _____ Bldg. # _____ Unit # _____

Lease Term: From _____ to _____

Name of Realtor handling
Transaction _____ Phone _____

Name(s) of proposed
lessee: _____ Phone _____

1. I hereby agree for myself and on behalf of all persons who may use the unit which I seek to lease:
 - a. I will abide by all of the restrictions contained in the By-Laws, Rules & Regulations, and restrictions which are or may in the future be imposed by the Association.
 - b. I understand that there is a restriction on pets and that I may not bring a pet on the property, nor may any guest or visitor.
 - c. I understand that I must be present when any guests, relatives, or visitors who are not permanent residents occupy the unit.
 - d. I understand that any violation of the terms, provisions, conditions, and covenants of the Association documents provide cause for immediate action as therein provided for termination of the leasehold under appropriate circumstances.
2. I have received a copy of the Rules and Regulations and fully understand them. Yes _____ No _____
3. I understand that the approval is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any false statements are cause for denial.
4. I understand that the Board of Directors may cause to be instituted an investigation of my background. I specifically authorize the Board of Directors, Management, and any credit reporting company chosen by same to make such investigation. I agree that the information contained in this and the attached application may be used for such investigation, and that the Board of Directors, Management, and committees members shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making the foregoing application, 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 of Directors. I agree to be governed by the determination of the Board of Directors.

APPLICANT _____ Date _____ APPLICANT _____ Date _____

OTHER PERSONS who will occupy the apartment with you:

<u>Name</u>	<u>Age</u>	<u>Relationship / Occupation</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Have you ever seasonally resided in Florida before? ___ If yes, please state the name, address and dates of residency:

If retired, please state the company's name and address retired from and when retired: _____

Have you ever been convicted or pled to a crime? ___ If yes, please state the date(s), charge(s) and disposition(s):

1. I hereby agree for myself and on behalf of all persons who may use the apartment which I seek to Lease:
 - a. I will abide by all of the restrictions contained in the Bylaws, Rules & Regulations, and restrictions which are or may in the future be imposed by PLANTATION PLACE CONDOMINIUM ASSOCIATION.
 - b. I understand that there is a restriction on pets and that I may not bring a pet, nor may any guest or visitor bring a pet into PLANTATION PLACE CONDOMINIUM ASSOCIATION, nor acquire one, either temporarily or permanently after occupancy.
 - c. I understand that I must be present when any guests, relatives, visitors, or children who are not permanent residents occupy the apartment or use the recreational facilities.
 - d. I understand that sub-leasing or occupancy of this apartment in my absence is prohibited.
 - e. I understand that any violation of the terms, provisions, conditions, and covenants of the PLANTATION PLACE CONDOMINIUM ASSOCIATION documents provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.
2. I have received a copy of the Rules & Regulations: Yes ___ No ___
3. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application. Occupancy prior to Board approval is prohibited.
4. I understand that the acceptance for Lease at PLANTATION PLACE CONDOMINIUM ASSOCIATION is conditioned in part upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of information on these forms will result in the automatic disqualification of my application. Occupancy prior to Board approval is prohibited.
5. I understand that the Board of Directors of PLANTATION PLACE CONDOMINIUM ASSOCIATION may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, Management and RENTERS REFERENCE OF FLORIDA, INC. to make such investigation and agree that the information contained in this and the attached application may be used in such investigation, and that the Board of Directors, Officers and Management of PLANTATION PLACE CONDOMINIUM ASSOCIATION itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making the foregoing application, I am aware that the decision of the PLANTATION PLACE CONDOMINIUM ASSOCIATION will be final and no reason will be given for any action taken by the Board of Directors. I agree to be governed by the determination of the Board of Directors.

APPLICANT _____ APPLICANT _____

NOTE: Complete all questions and fill in all blanks. If any question is not answered or left blank, this application may be returned, not processed, and/or not approved. Print legibly or type all information. Missing information will cause delays. All information on this application will be verified.

PLEASE USE BLACK INK

THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY!

APPLICATION FOR OCCUPANCY

Association Name: PLANTATION PLACE CONDOMINIUM

NOTE: All information supplied is subject to verification. All telephone numbers must be able to be reached between 9-5 P.M. Date _____

Purchase _____ Lease _____ Apt. _____ Bldg. No. _____ Property Address: _____

Full Name _____ Date of Birth _____ Social Security # _____

(____) Single (____) Married (____) Separated (____) Divorced - How Long _____ Maiden Name _____

Have you ever been convicted of a crime _____ Date (s) _____ County/State Convicted in _____

Charge (s) _____

Spouse _____ Date of Birth _____ Social Security # _____

Maiden Name _____ Have you ever been convicted of a crime _____ Date (s) _____

County/State Convicted in _____ Charge (s) _____

No. of people who will occupy unit - Adults (over age 18) _____ Description of Pets _____

Names and ages of others who will occupy unit _____

Applicant(s) Cellular Telephone Number _____ Applicant(s) Email Address _____

In case of emergency notify _____ Address _____ Phone _____

PART I - RESIDENCE HISTORY

PLEASE PRINT FULL ADDRESS, INCLUDING UNIT/APT NUMBER, CITY, STATE & ZIP CODE

A. Present address _____ Phone _____

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Own Home _____ Parent/Family Member _____ Rented Home _____ Rented Apt _____ Other _____ Rent/Mtg Amount _____

Name of Landlord _____ Address _____ Phone _____

Mortgage Holder _____ Mortgage No. _____ Phone _____

B. Previous address _____ Phone _____

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Own Home _____ Parent/Family Member _____ Rented Home _____ Rented Apt _____ Other _____ Rent/Mtg Amount _____

Name of Landlord _____ Address _____ Phone _____

Mortgage Holder _____ Mortgage No. _____ Phone _____

C. Previous address _____ Phone _____

Apt. or Condo Name _____ Phone _____ Dates of Residency: From _____ to _____

Own Home _____ Parent/Family Member _____ Rented Home _____ Rented Apt _____ Other _____ Rent/Mtg Amount _____

Name of Landlord _____ Address _____ Phone _____

Mortgage Holder _____ Mortgage No. _____ Phone _____

PART II – EMPLOYMENT REFERENCES

Include a recent copy of an earnings statement to expedite processing

A. Employed by _____ Phone _____

Dates of Employment: From: _____ To: _____ Position _____ Fax _____

Monthly Gross Income _____ Address _____

B. Spouse Employed by _____ Phone _____

Dates of Employment: From: _____ To: _____ Position _____ Fax _____

Monthly Gross Income _____ Address _____

PART III – BANK REFERENCES

Include a recent copy of a bank statement to expedite processing

A. Bank Name _____ Checking Acct. # _____ Phone _____

Address _____ Fax _____

B. Bank Name _____ Savings Acct. # _____ Phone _____

Address _____ Fax _____

PART IV – CHARACTER REFERENCES (No Family Members)

Please notify Character References that we will be contacting them to obtain a reference

1. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

2. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

3. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

4. Name _____ Home Phone _____

Address _____ Business Phone _____

Email Address _____ Cellular Phone _____

Driver's License Number (Primary Applicant) _____ State Issued _____

Driver's License Number (Secondary Applicant) _____ State Issued _____

Make _____ Type _____ Year _____ License Plate No. _____

Make _____ Type _____ Year _____ License Plate No. _____

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

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

ASSOCIATED CREDIT REPORTING, INC.

Established 1985

8795 West McNab Road, First Floor, Tamarac, Florida 33321
www.associatedcreditreporting.com

Phone: 954-543-9400
Toll Free: 800-676-7640
Fax: 954-543-9411
Toll Free Fax: 800-235-7185

APPLICANTS: Most banks, financial institutions, mortgage companies and employers require your signature and name printed to verify information. Please complete the form below: Thank you.

AUTHORIZATION FORM

You are hereby authorized to release to any and all information requested with regards to verification of my bank account (s), credit history, residential history, criminal record history, employment verification and character references to **Associated Credit Reporting, Inc.** This information is to be used for my/our credit report 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 the aforesaid party. Information obtained for this report is for the exclusive use of the association for residential screening purposes only

PLEASE INCLUDE COPY OF DRIVER'S LICENSE and SOCIAL SECURITY CARD TO CONFIRM IDENTITY. If you do not have a Social Security Card, please include a copy of your Passport or current identification card.

Please notify your Landlord(s), Employer(s), and Character References that we will be contacting them to obtain a reference pursuant to your application.

I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper signature.

I/We certify under penalty of perjury that the foregoing is true and correct.

(Applicant's Signature)

(Applicant's Name Printed)

(Spouse's Signature)

(Spouse's Name Printed)

(Date Signed)

(Date Signed)

NOTE TO APPLICANTS: Banks and some employers require your signature and name printed as authorization to verify information. If it is not your bank or employer's policy to verify by fax or verbally-please enclose a copy of your most recent bank statement and check stub. Thank You!

UNIFORM LEASE

PLANTATION PLACE CONDOMINIUM
ASSOCIATION, INC. (the "Association")

THIS LEASE made this _____ day of _____, 20____, between
_____ hereinafter called the Lessor, and
_____ hereinafter called the Lessee:

WITNESSETH, that the Lessor hereby lets and demises unto the Lessee Apartment No. _____ of PLANTATION PLACE CONDOMINIUM, _____ Cypress Road, Plantation, Florida, for the term of _____ commencing on the _____ day of _____, 20____, and ending on the _____ day of _____, 20____, subject, however, to the terms and conditions hereinafter set forth, the Lessee yielding and paying to the Lessors the following rental upon the terms and conditions specified.

The total rent for the term of this Lease is _____ Dollars [\$_____] payable as follows: _____ Dollars [\$_____] on the execution of this instrument for the first and last months payment together with the sum of _____ Dollars [\$_____] as security hereunder for securing this Lease and any damages to the premises, or furnishings. The remaining balance shall be payable in _____ consecutive equal monthly payments of _____ Dollars [\$_____], commencing on the _____ day of _____, 20____, and continuing on the _____ day of each month thereafter until fully paid, all of which sums the Lessee covenants and agrees to pay. All of said payments shall be made, without demands at _____ or at such other place as the Lessor may designate in writing. It is herewith understood that the security deposit is a deposit only, and if this deposit does not cover the damages done to the unit, Lessee is responsible for the additional amount needed to cover the repairs or damages.

LATE CHARGE: If Lessee is late in paying any rent hereunder, time being of the essence, Lessor, at its option, and in addition to any other rights or remedies available to it, may impose for each late payment, a late charge on Lessee in the amount of _____ Dollars [\$_____], which charge Lessee agrees to pay upon demand by Lessor.

The following express stipulations and conditions are made a part of this Lease and the Lessor and Lessee covenant and agree to abide by same:

1. If at any time during and before the expiration of the term of this Lease, the Lessee shall default in the payment of rent, or shall remove or attempt to remove or vacate said Apartment, then the whole of the rent for said term then remaining unpaid shall, at the option of the Lessor, be and become payable forthwith, and the Lessor shall have power of authority to demand, recover and collect any balance of rent for said term then remaining unpaid at rate aforesaid by distress or any process of law, as rent of said Apartment then due

and payable, anything hereinbefore contained to the contrary notwithstanding. It is further agreed that if any default is made in the payment of rent as above set forth, or if Lessee violates any of the covenants or conditions of this Lease, the Lessee shall forthwith become a tenant at sufferance, and the Lessor shall be entitled to re-enter and re-take possession immediately of the demised premises. In the event that legal action is necessary to recover possession of the premises, rental payments, or damages, the Lessee agrees to pay the Lessor reasonable attorney's fees for the recovery of possession. Lessee also agrees during the term of this Lease, or any continued term, to keep, and at the end thereof, or other sooner termination of this Lease, peaceably to deliver up the premises in as good order and repair as the same now are, reasonable wear and tear excepted.

2. That the Lessee shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and City Government and rules and regulations of the Declaration of Condominium of PLANTATION PLACE CONDOMINIUM, Articles of Incorporation of PLANTATION PLACE CONDOMINIUM ASSOCIATION, INC., and By-Laws of PLANTATION PLACE CONDOMINIUM ASSOCIATION, INC., for the correction, prevention, and abatement of nuisances or other grievances, in, upon, or connected with said premises during said term.

3. In the event the premises shall be destroyed or so damaged or injured by fire or other casualty during the life of this agreement, whereby the same shall be rendered untenable, then the Lessor shall have the right to render said premises tenantable by repairs within ninety days therefrom. If said premises are not rendered tenantable within said time, it shall be optional with either party hereto to cancel this Lease, and in the event of such cancellation the rent shall be paid only to the date of such fire or casualty.

4. All personal property placed or moved in the premises above described shall be at the risk of the Lessee or owner thereof, and Lessor shall not be liable for any damages to said personal property, or to the Lessee arising from bursting or leaking of water pipes or from any act or negligence of any co-tenant or occupants of the building or of any other person whomsoever.

5. The Lessor, or any of his agents, or members of the Condominium Board or their employees, shall have the right to enter said premises during all reasonable hours, to examine the same or to make such repairs, additions or alterations as may be deemed necessary for the safety, comfort, or preservation thereof, of said building.

6. If the Lessee shall abandon or vacate said premises before the end of the term of this Lease, or shall suffer the rent to be in arrears, the Lessor may, at his option, forthwith cancel this Lease or he may enter said premises as the agent of the Lessee, and relet the premises with or without any furniture that may be therein, as the agent of the Lessee, at such price and upon such terms and for such duration of time as the Lessor may determine, and receive the rent therefor, applying the same to the payment of the rent due by these presents, and if the full rental herein provided shall not be realized by the Lessor over and above the expenses to Lessor in such reletting, the said Lessee shall pay any deficiency, and if more than the full rental is realized Lessor will pay over to said Lessee the excess on demand. No relet of the premises shall occur without prior notice to the Board of Administration and the approval in advance of the Association, as set forth in Article XV of the Declaration of Condominium.

7. The Lessor or any of his agents shall have the right to enter the premises during all reasonable hours for the purpose of showing to prospective Buyers, and affect a sale of the premises, and upon sale, however, this Lease may be terminated on sixty (60) days' notice to the Lessee, and the Lessee shall do nothing in any way that at will hinder or prevent a sale, or further pass or spread any detrimental remarks, etc., and it is expressly agreed and understood that should the Lessee breach this condition, then this Lease shall terminate immediately to safeguard the Lessor interests. The Lessee subordinates this Lease to any Mortgages that the Lessor may wish to have placed on the premises.

8. It is understood and agreed between the parties hereto that written notice mailed or delivered to the premises leased hereunder shall constitute sufficient notice to the Lessee and written notice mailed or delivered to the address which the Lessor has designated for receipt of rental payments shall constitute sufficient notice to the Lessor, to comply with the terms of this contract.

9. ~~The Lessee shall not assign, mortgage, or encumber this Lease, nor sublet or permit the leased property or any part thereof to be used by others without the prior written approval of the Lessor and the Condominium Association.~~

10. The Lessee shall be obligated to pay all charges for electricity, water and gas used on said premises, not to hold the Lessor responsible for any delay in the installation of electricity, water or gas or meters thereof, or interruption in the use and services of such commodities.

11. The Lessee agrees not to use the demised premises, or any part thereof, or permit the same to be used for any illegal, immoral or improper purposes; not to make, or permit to be made, any disturbance, noise or annoyance whatsoever detrimental to the premises or the comfort and peace of the inhabitants of the vicinity of the demised premises.

12. The Lessee covenants to abide by the Rules and Regulations of the Condominium, and the terms and provisions of the Declaration of Condominium, Charter and By-Laws of the Condominium Association, and agrees to be bound by the rules and guidelines of the Association and any other rules which may become operative from time to time during said leasehold.

13. The parties hereto specifically acknowledge and agree that the Association is hereby empowered to act as agent of Owner/Lessor with full power and authority to take such action as may be required to compel compliance by the Lessee and/or Lessee's family or guests, with the provisions of the Declaration of Condominium, its Supportive Exhibits, the Florida Condominium Act, and the Rules and Regulations of the Association. Should the Lessee not comply with such restrictions, rules and regulations, the Association shall have the right to cancel and terminate said Lease, all without any obligation to the Owner/Lessor to provide an alternate Lessee, and the Association shall be authorized to take all action necessary to effect the cancellation and termination of said Lease.

14. In the event that the Association cancels and terminates said Lease, it shall send by regular mail notice of cancellation and termination to the Lessee and a copy of said notice to the Owner/Lessor. Thereafter, it shall be the duty of the Owner/Lessor to obtain the removal of the Lessee or institute legal action to obtain the removal of the Lessee within fourteen (14) days of the date the notice of cancellation and termination was sent. Further, it shall be the duty of the Lessee to quit and vacate the unit within fourteen (14) days of the date the notice of cancellation and termination was sent. The Owner/Lessor shall be liable to the Association for all expenses, including costs and attorney's fees, incurred in obtaining the removal of said Lessee, and payment shall be received by the Association within thirty (30) days after sending notice to the Owner/Lessor by regular mail that such expenses were incurred by the Association.

15. The Lessee's family consists of _____ adult(s) and the Lessee agrees to occupy the demised premises as a single-family residence and for no other purpose. This Lease shall include the parking of _____ automobile(s) in the parking lot. Parking spaces shall not be used for the storage of boats, trucks, campers, or commercial vehicles. No vehicle shall remain on the premises that cannot move under its own power for more than 48 hours. All vehicles must park headed-in and between the lines.

16. LEASING OR RENTING: The owner of any Condominium Unit is permitted to lease his unit, except that any such lease shall not relieve the unit owner of his obligations as provided in the Condominium Documents. Lessee shall be approved in advance by the Condominium Association, and, all Lessees must execute those documents which the Association may reasonably require in order to insure that the rights of other unit owners shall not be derogated during the terms of their tenancy. Any owner leasing or renting his unit shall properly notify the Board of Administration of the names of the persons proposed to occupy said Condominium Unit, and such other information as the Board of Administration may reasonably require.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this _____ day of _____, 20__.

Signed, sealed and delivered
in the presence of:

LESSORS:

As to Lessor

LESSEES:

As to Lessee