

AUTHORIZATION REGARDING BACKGROUND INVESTIGATION

By signing below, I acknowledge receipt of the following separate documents (and certify that I have read and understood them):

- DISCLOSURE REGARDING BACKGROUND INVESTIGATION ON YOU;
- A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT;
- ADDITIONAL NOTICE REGARDING INVESTIGATIVE CONSUMER REPORTS ON YOU;
- ADDITIONAL STATE LAW NOTICES.

By signing below, I authorize **GWM Property Management** (“the Company”) to obtain “**consumer reports**” and “**investigative consumer reports**” about me for tenant purposes.

Signature: _____

Date: _____

Printed Name: _____

PERSONAL INFORMATION NEEDED FOR BACKGROUND CHECK

Please supply the following information to facilitate a background check on you.

Last Name: _____

First Name: _____

Middle: _____

Other Names Used (alias, maiden, nickname):

Social Security Number: _____

Date of Birth: _____

Driver License No. :

State Issued: _____

Phone Number: _____

Email Address: _____

Current Address: _____
Street/P.O. Box City State Zip Code Country Dates

Former Address: _____
Street/P.O. Box City State Zip Code Country Dates



**ABBHEY PARK GARDENS CONDOMINIUM
1750 ABBHEY ROAD
WEST PALM BEACH, FL, 33415
561-969-6550**

UNIT _____

NAME _____

To whom it may concern:

Please be advised the Board of Directors requires prior approval to lease or sell a unit and a personal interview with the applicant.

For your convenience, we have an application form for your use in connection with seeking Board approval. The form must be completed and submitted prior to transfer of title or lease and prior to occupancy by purchaser or lessee. All items requested by the office must be provided, along with a copy of the contract for sale or lease agreement. The application must be accompanied by a ONE HUNDRED FIFTY DOLLAR (\$150) **non-refundable** processing fee for each adult over 18 yrs. of age and a payment of TWENTY-FIVE DOLLARS (\$25) for each vehicle decal. Vehicles are limited to one per licensed driver. Checks should be made out to the Abbey Park Gardens Condominium. Arrangements for the interview will be made by the Screening Committee Chairperson or Property Manager, who will then contact the future resident.
Occupancy prior to final approval is prohibited.

Abbey Park Gardens Condominium Association will make every effort to provide an expeditious answer to the applicant provides all necessary information is submitted as required.

Thank you for your anticipated cooperation in this matter.

Sincerely yours,
The Board of Directors.

- ____ Non-refundable check made out to Abbey Park Gardens Condominium Association
- ____ Application filled out and signed.
- ____ Copy of lease or sales contract.
- ____ Bank ground form signed and completed.
- ____ Copy of Driver's License.
- ____ Towing rules and regulations signed.
- ____ Signed copy of rules and regulations.

____ Signed copy of pool rules.

**ABBAY PARK GARDENS CONDOMINIUM ASSOCIATION
1750 ABBEY ROAD
WEST PALM BEACH, FL, 33417
PURCHASE – RENTAL APPLICATION**

Date _____

1. Name: _____

Address: _____

Home /Cell Phone _____ Work _____ Email _____

Hereby applies to the board of Directors of Abbey Park Gardens Condominium Association for approval:

a) To purchase unit # _____ Closing date _____

Name / phone # of agent handling sale (if applicable) _____

b) To lease unit# _____ Proposed move in date _____

Lease term _____ to _____

_____ Adults and _____ children will occupy the unit. In addition to applicant the following people will occupy the unit.

Name	Age	Relationship
1. _____		
2. _____		
3. _____		
4. _____		

2. The applicant agrees that he/she will abide by all rules and regulations now in effect.

3. If a lease, sub leasing of units is prohibited.

4. If this is an application to purchase, please answer the following:

a. Will this be the applicant's permanent residence Y or N _____?

B. Approx. how many months each year will you occupy the unit _____

c. Do you plan to lease this unit to others Y or N _____

5. Employer, or business name if self-employed.

Name of employer or business name _____

Address _____

Title Position _____ Years employed or in business _____

Phone # _____

6. Financial References

a) Bank Name _____ Type of account _____

b) Bank Name _____ Type of account _____

7. Personal References

a) Name: _____

Address / Phone: _____

b) Name: _____

Address / Phone: _____

8. Do you own _____ or rent _____ at your present address

Name / Phone # of present landlord (if any) _____

8. Drivers License # _____ State _____ Exp. Date _____

9. Number of cars _____

1) Make _____ Model _____ Year _____ Plate# _____ Color _____ State _____

2) Make _____ Model _____ Year _____ Plate# _____ Color _____ State _____

3) Make _____ Model _____ Year _____ Plate# _____ Color _____ State _____

Office use Only

Tag 1) _____ Tag 2) _____ Tag 3) _____

10. Pets Yes No (Circle)

If yes please list pet

Type _____ Weight _____ Name _____

Abbey Park Gardens Condominium Association shall in no way be liable as respects any matter concerning this application or concerning any act of the present owner of the unit.

I have read, Understand and received a copy of the rules and regulations and agree to abide by the rules and regulations.

Signature of applicant Date

Signature of applicant Date

**Abbey Park Gardens Condominium
1750 Abbey Road
West Palm Beach, fl, 33415**

Abbey Park Gardens is contracted with a towing company to enforce section B "Vehicle and Parking" in our rules and regulations.

The following vehicles will be tagged and allowed 24 hrs to correct the violation before being towed.

- Expired tags or no tags displayed.
- Flat tires
- No parking decal.
- Disabled vehicles
- Commercial vehicles and vans
- Any vehicle that has the outward appearance of being used in connection with a business. A vehicle which is commercially lettered carries a presumption of having an "outward appearance of being used in connection with a business or trade."
- Vehicles with altered tags
- Trailers, Boats, motor homes and buses.
- Vehicles parked in two parking spaces.

The following vehicles will be towed immediately.

- Parking in a handicap parking space without a permit
- Vehicles parked on the road.
- Vehicles parked in the grass.
- Vehicles parked in a fire lane.
- Vehicles blocking dumpsters.
- Parking in another residents assigned space

I have read and understand the parking rules and regulations at Abbey Park Gardens.

Signature _____ Date _____

**Abbey Park Gardens Condominium Association
Rules and Regulations**

The reason for this notice is to make sure all residents of Abbey Park Gardens Condominium Association are made aware of the Rules and Regulations governing the Association.

DISTURBANCE – No owner or lessee shall create or permit any disturbance that will interfere with the rights, comforts, or convenience of others. No loud music or disruptive behavior will be tolerated.

PETS – Offensive pets may be removed by the association after notice to the owner with prevailing party being entitled to recover the cost of the proceedings and reasonable attorney’s fees. Pets shall be restricted to no more than one (1) per dwelling and cannot be more than 30 pounds. A pet shall be on a leash at all times when not confined within the owner’s unit. Dogs shall be walked only in the areas designated by the association and owners are required to clean up after them. Pit Bulls are not allowed at any time on the property.

GARBAGE AND TRASH – All garbage and trash must be placed in a plastic bag and disposed of in the trash receptacle (dumpsters). **DO NOT PLACE TRASH OUTSIDE OF DOORS OR ON THE FLOOR. THIS ATTRACTS BUGS AND RODENTS.**

WINDOWS AND BALCONIES – Window treatments must be white. Sheets and blankets are not allowed. No clothes or similar articles shall be hung on balconies or outdoors for any purpose whatsoever.

BICYCLES, TOYS, AND LAWN FURNITURE – Bicycles, toys and other clutter shall not be left outside at any time. Bicycles, toys, and other clutter left outside or in the hallway will be impounded. All articles must be stored within the owner’s unit. Lawn furniture must be kept on the owner’s balconies. Any property found in the common grounds during maintenance of our grounds will be discarded immediately. We will not be responsible for tracking down owners.

VEHICLES – There shall be no repair, assembling or disassembling of motor vehicles except for emergency maintenance as in the changing of a tire or battery, ect. Commercial vehicles, boats, trailers, motor homes, buses and other such vehicles shall not be allowed. All motor vehicles must be maintained so as not create an eyesore. Towing signs are posted at the entrance of the community. Residents can only have 1 vehicle per licensed driver.

CHILDREN – Parents shall be responsible to the association for any property damage to the common area by their children.

PARKING – Owners must use only those parking spaces assigned to them. Parking in other assigned spaces or on the grass will result in the vehicle being towed away at the owner’s expense.

SATELLITE DISH INSTALLATION STANDARDS - The dish must be installed on the patio or balcony beam. It may protrude outside the boundaries of the limited common element but cannot be attached to any roof or wall of the building. Wiring must be attached to the inboard side of the eaves or the top edge of the wall for second story units. Ground floor units must attach wiring to the bottom portion of the wall line. The wiring must be gray or white. Access holes must be sealed with a white or grey sealer. Satellite dishes can only be installed on Monday between the hours of 10 am and 4pm and must be approved by the property manager before installation.

CABLE – All units are wired for Comcast Cable. Please contact the property manager for access to the electrical rooms once you have made an appointment for your service to be connected.

CHILDREN – No 2-bedroom unit may be occupied by more than 2 children as their permanent residence and no one bedroom may be occupied by more than 1 child as its permanent residence. A child is defined as being under the age of 18 yrs.

GRILLS – Gas and propane grills (with or without tanks) are not allowed on the property at any time. Charcoal grills are allowed but must be used 10 feet from the building and used charcoal must be disposed of properly. Do not dump in the grass. No grills other than electric grills are allowed on the 2nd story balcony.

CONDOMINIUM DECLARATION

I agree to abide by the Rules and regulations of Abbey Park Gardens Condominium Association.

Signature _____

Date _____

**Abbey Park Gardens Condominium Association
Pool Rules**

1. No children under the age of 16 or guests are permitted on the deck or in the pool without a resident of the unit present.
2. All bathers must shower before entering the pool and must shower after using suntan oil or lotions before re-entering the pool.
3. Running or boisterous conduct in or around the pool is not allowed.
4. Beach balls, diving equipment, floats, air mattresses or similar devices of any kind are forbidden in the pool. Skateboards, bikes ECT. Are not allowed in the area.
5. Food and beverages are not allowed within four feet of the water's edge. Cigarette and cigar butts must be placed in the provided receptacles. NO GLASS OF ANY KIND OR ALCOHOL is permitted in the pool or pool area. Canned beverages are allowed.
6. No Boom boxes or loud music is allowed at the pool area.
7. BBQ grills are not allowed in the pool area.
8. Pool Parties are not allowed.
9. No towels or other articles can be hung on the pool fence.
10. No animals are allowed in the pool or pool area.
11. There is no reserving of chaise lounges, chairs, or tables.
12. All swimmers must wear swimwear before entering the pool. Cut off jeans are not be used as swimwear.
13. Unit owners or lessees are responsible for advising guests of these rules.
14. All people using the pool do so at their own risk. Owner and Association are not responsible for any accidents or injuries. The association reserves the right to deny use of the pool to anyone at any time for failure to obey any of the pool rules.
15. Pool hours are dawn to dusk. Violators will be prosecuted for trespassing.
16. Key fobs will be turned off if rules are violated.

Signature

Date

The tenant acknowledges and understands that the only occupants that are authorized to be in the unit are the names listed on the application.

Any person residing in this unit for more than 14 days is considered a resident and must be screened by the association. Failure to comply will result in an eviction from the property. All attorneys' fees will be billed to the tenant.

Sign and Date

In order to enhance the appearance of the community the Board of Directors has established the following guidelines for the patios and balconies at Abbey Park Gardens. These guidelines are being established to have some consistency and maintain an attractive community.

- Household furniture is not allowed. Only outdoor furniture is acceptable.
- Do not hang items over the balcony railing.
- Clothes lines are prohibited.
- Gas / Propane grills are not allowed. Charcoal grills are allowed but cannot be used on the patio. Charcoal grills must be used 10 ft. from the building. No grills other than electric are allowed on the 2nd story balcony.
- All screens must be in good repair with no rips or tears.
- Storage of boxes and household items are not allowed.
- All potted plants must have plants in them. Empty pots are not allowed, and all potted plants must be on the patio and not on the grass or common area.
- If you smoke on your balcony or patio, do not throw cigarette butts on the ground or off the balcony.
- Do not store mops, brooms, or mop buckets on the patio.
- The laundry room doors must be in place and be in good working order.
- All light fixtures and fans must be in good working order and not missing parts.
- Privacy shades are permitted and must be in good working order. All privacy shades must be mounted on the inside of the patio.

Signature

Date