

# WOODSTOCK LODGE A CONDOMINIUM INC.

C/O Acclaim Management

4360 W Oakland Park Blvd, Lauderdale Lakes, FL 33313 Phone: (954)640-6100 Fax: (954)640-0681

Email: [info@acclaimcares.com](mailto:info@acclaimcares.com)

## LEASE/PURCHASE APPLICATION

Today's Date: \_\_\_\_\_

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

Address Applying for: \_\_\_\_\_

**APPLICATION FEE IS \$100.00 per Applicant made PAYABLE TO: ACCLAIM MANAGEMENT for each applicant over the age of 18.**

**This is a NON-REFUNDABLE FEE**

**MONEY ORDERS OR CHECKS ONLY – NON-REFUNDABLE**

RETURN ORIGINAL APPLICATION PACKAGE, COMPLETELY FILLED OUT, WITH PAGES IN THE FOLLOWING ORDER:

**(PHOTO COPIES, SCANNED/E-MAILED COPIES OR FAXED COPIES ARE NOT ACCEPTED.)**

**APPLICATION CAN TAKE UP TO 30 DAYS TO PROCESS, MILITARY PERSONEL WILL BE PROCESSED IN 7 DAYS**

\_\_\_\_ MILITARY PERSONEL YES OR NO (NEED MILITARY ID FOR FASTER PROCESSING).

\_\_\_\_ FRONT PAGE (PAGE 2) FILLED OUT COMPLETELY. NO BLANKS.

\_\_\_\_ PURCHASE-LEASE CRITERIA MUST BE SIGNED.

\_\_\_\_ AUTHORIZATION BACKGROUND SHEET FILLED OUT AND SIGNED BY ALL APPLICANTS.

\_\_\_\_ BASIC RULES AND REGULATIONS.

\_\_\_\_ PET FORM FILLED OUT AND SIGNED.

\_\_\_\_ PROOF OF INCOME AND 2 MONTHS BANK STATEMENTS OR TAX RETURN

\_\_\_\_ OWNER CAR INFORMATION SHEET COMPLETETY FILLED OUT AND ATTACH COPY OF CAR REGISTRATION

\_\_\_\_ COPY OF PICTURE ID AND SOCIAL SECURITY CARD

\_\_\_\_ LEASE OR PURCHASE CONTRACT MUST BE INCLUDED

\_\_\_\_ INTERNATIONALS- PLEASE PROVIDE CREDIT AND BACKGROUND HISTORY. IF International Background Check is required, cost of background check will vary from country to country, as well as time to process it.

For Office Use Only:

INTERVIEW REQUIRED: \_\_\_\_\_ DATE SCHEDULED: \_\_\_\_\_

RECEIVED APPLICATION FEES FROM ALL APPLICANTS: \_\_\_\_\_

# WOODSTOCK LODGE CONDOMINIUM A INC.

C/O Acclaim Management

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Email: [info@acclaimcares.com](mailto:info@acclaimcares.com)

**YOU MAY NOT MOVE INTO THE UNIT UNTIL APPROVED BY THE BOARD OF DIRECTORS.**

## IMPORTANT

If your application is incomplete, it will be returned to you by mail along with any fee you may have submitted, as well as a list of missing items.

You may then complete the application and re-submit it together with the required fee(s).

Please provide the name and address which you would like us to use if the application is incomplete and must be returned to you.

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Alt. #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

PURCHASE OF: \_\_\_\_\_

If you do not fill out the information above, we will use the best address available on the application that was submitted.

**All fees must be in the form of money orders or checks.**

**Please Note:** The application process takes up to 30 days. The 30-day time period **does not** start until the application is **complete**. Incomplete paperwork will result in the delay of the application process.

**\*\*DELIVER TO: 4360 W Oakland Park Blvd. Lauderdale Lakes, FL 33313\*\***

Acclaim Management does business in accordance with the Fair Housing Act and does not discriminate based on race, creed, color, sex, religion, national origin, age, disability, marital status, familial status, sexual orientation, or any other protected basis.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# WOODSTOCK LODGE A CONDOMINIUM INC.

## PURCHASE / LEASE CRITERIA

**APPLICATION PROCESS:** Please allow thirty (30) business days for your application to be approved. Applicants must be 18 years of age or older to apply for residency. A valid driver's license or a government issued photo ID is required. Military personnel will be processed in 7 days. Will need military ID for faster processing. Interview will be required for all Buyers on application. **Money orders or checks only. NON-REFUNDABLE.**

**EMPLOYMENT HISTORY:** You must provide complete employment information. New hires may be required to provide a new hire letter on company letterhead stating new hire date, job title and income. Self-employed persons will be required to provide a recent personal tax return or a letter from the company accountant stating annual income. Corporate tax returns are not acceptable.

**PETS:** A weight limit not to exceed 25lbs each.

**VEHICLES/TOWING:** No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, etc. will be permitted on the property. All vehicles must have current license tags and be in operable condition. All vehicles must be in their designated parking spaces. Guest parking shall be on the first come-first served basis.

**CREDIT:** Credit History should be favorable. Must have a score of 620 FICO. Poor credit after bankruptcy is not acceptable.

**CRIMINAL HISTORY:** Persons convicted of a felony, or misdemeanors will be Evaluated by the Board of Directors and could be grounds for rejection.

**SOCIAL SECURITY NUMBERS:** Persons who do not have social security numbers must provide a Visa, Visa Waiver or Resident Alien Card, also must provide an international background check.

Any applicant who falsifies information on his or her application will not be accepted for residency or may be subject to immediate lease or termination. Woodstock Lodge A Condominium Inc. does business in accordance with the Equal Housing Opportunities Law and does not discriminate against any person because of race, color, religion, gender, handicap, familial status or national origin.

Applicant acknowledges reading and understanding the above criteria and is aware that their application will be submitted for a background check.

**Proposed New Address:**

Unit: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip: \_\_\_\_\_

**Applicant**

Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Social Security#: \_\_\_\_\_

Current Address: \_\_\_\_\_ City/State: \_\_\_\_\_  
Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

Dates at Residence: \_\_\_\_\_ to \_\_\_\_\_

Reason for leaving: \_\_\_\_\_

Occupation: \_\_\_\_\_

Nature of Business: \_\_\_\_\_

Employer: \_\_\_\_\_

Address of employer: \_\_\_\_\_

Position Held: \_\_\_\_\_ Period of employment: \_\_\_\_\_ to \_\_\_\_\_

Prior employer and position if less than 3 years: \_\_\_\_\_

Income estimate for this year: \_\_\_\_\_ Actual income last year: \_\_\_\_\_

Educational Background: \_\_\_\_\_

Driver License #: \_\_\_\_\_

**Co-Applicant**

Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Social Security#: \_\_\_\_\_ - \_\_\_\_\_

Current Address: \_\_\_\_\_ City/State: \_\_\_\_\_  
Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

Dates at Residence: \_\_\_\_\_ to \_\_\_\_\_

Reason for leaving: \_\_\_\_\_

Occupation: \_\_\_\_\_

Nature of Business:

Employer:

Address of employer:

Position Held: \_\_\_\_\_ Period of employment: \_\_\_\_\_ to  
\_\_\_\_\_

Prior employer and position if less than 3 years:

Income estimate for this year: \_\_\_\_\_ Actual income last year:  
\_\_\_\_\_

Educational Background:

Driver License #: \_\_\_\_\_

**Additional Information**

Names of persons who will reside in Apartment:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ AGE: \_\_\_\_\_

Is this person: **Residing/Renting?**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ AGE: \_\_\_\_\_

Is this person: **Residing/Renting?**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ AGE: \_\_\_\_\_

Is this person: **Residing/Renting?**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ AGE: \_\_\_\_\_

Is this person: **Residing/Renting?**

Names of anyone in the building known to Applicant:

\_\_\_\_\_  
\_\_\_\_\_

**Personal References**

Applicant

1. Name: \_\_\_\_\_ Address:

\_\_\_\_\_  
Phone #: \_\_\_\_\_ Cell # \_\_\_\_\_ Work # \_\_\_\_\_

2. Name: \_\_\_\_\_ Address:

\_\_\_\_\_  
Phone #: \_\_\_\_\_ Cell # \_\_\_\_\_ Work # \_\_\_\_\_

Co-Applicant

1. Name: \_\_\_\_\_ Address:

\_\_\_\_\_

Phone #: \_\_\_\_\_ Cell # \_\_\_\_\_ Work # \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell # \_\_\_\_\_ Work # \_\_\_\_\_

**Emergency Contact**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Do they have a Key: \_\_\_\_\_

Address: \_\_\_\_\_ City/State \_\_\_\_\_

Zip \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell # \_\_\_\_\_ Work # \_\_\_\_\_

**Business and Professional References**

Applicant

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell # \_\_\_\_\_ Work # \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell # \_\_\_\_\_ Work # \_\_\_\_\_

Name of Realtor, Title Company, or Attorney who is handling this transaction:

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Cell # \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_ Email \_\_\_\_\_

\_\_\_\_\_

I DECLARE THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT. APPLICANT AGREES TO OBTAIN THE HOA ASSOCIATION DOCUMENTS BOOK FROM THE OWNER / SELLER, REVIEW IT AND AGREE TO COMPLY WITH ALL THE TERMS OF IT. **SUBLEASING IS NOT PERMITTED**/LEASING WITH OPTION TO PURCHASE' IS NOT PERMITTED. LEASE RENEWALS MUST BE MADE BEFORE CURRENT LEASE EXPIRES TO AVOID ADDITIONAL APPLICATION FEE. BUYER BECOMES RESPONSIBLE FOR ANY AND ALL OUTSTANDING BALANCES AFTER THE CLOSING

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*\*AUTHORIZATION FORM\*\*\***

I/We hereby authorize **Acclaim Management, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

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 to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY. If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Acclaim Management Inc. is not directly involved in the approval or denial of any applicant. The information received shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, 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 legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Acclaim Management Inc. harmless from the result of the investigation.

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(Applicant's Signature)

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(Spouse's Signature)

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(Applicant's Name Printed)

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(Spouse's Name Printed)

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(Date Signed)

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(Date Signed)

**WOODSTOCK LODGE A CONDOMINIUM INC.**

**RULES AND REGULATIONS**

1. Use of each individual unit is restricted as private dwelling for the owner and/or assigned and for no other purposes. All occupants must be screened and approved prior to move-in.
2. The walkways and catwalks shall not be obstructed or used for any purpose other than to enter or leave the unit (Not a storage area)
3. The exterior of the property and all other areas appurtenant to the unit shall not be painted, decorated or modified by any owner in any manner without prior consent of the Association, which consent maybe withheld on purely aesthetic grounds with the sole discretion of the Association
4. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the units or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners
5. Each owner shall keep the exterior and interior of their unit in good state of preservation and cleanliness and shall not sweep, throw, permit to be swept or thrown from the door or windows thereof, any dirt or other substance.
6. No parking on the grass or on the swale area is permitted
7. Awnings, window guards, hurricanes or storm shutters in or around the unit shall not be installed without prior consent of the Association.
8. All garbage refuse from the units shall be deposited with care in garbage containers intended for such purposes.
9. Toilets and other water apparatus in the buildings shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any toilets or other equipment shall be paid for by the owner of the unit.
10. No aerial or antenna shall be attached to or hung from the exterior of the units or the roofs thereon.
11. Pets are not to exceed 25lbs each.
12. VEHICLES/TOWING: No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, etc. will be permitted on the property. All vehicles must have current license tags and be in operable condition. All vehicles must be in their designated parking spaces. Guest parking shall be on the first come-first served basis.
13. Use of the association water is prohibited and should not be used to wash motor vehicles.
14. \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

**BASIC RULES AND REGULATIONS ACKNOWLEDGEMENT**

WOODSTOCK LODGE A CONDOMINIUM INC.

**Address:** \_\_\_\_\_

I / WE HAVE REVIEWED THE CONDOMINIUM DOCUMENTS AND FULLY UNDERSTAND EACH OF THE RULES AND REGULATIONS AND WILL ABIDE BY THEM WHILE LIVING WOODSTOCK LODGE A CONDOMINIUM INC.

I / WE FURTHER UNDERSTAND THAT VIOLATING THE RULES AND REGULATIONS COULD RESULT IN RECEIVING A LETTER OR A FINE FROM THE ASSOCIATION.

I / WE ARE AWARE THAT THE HOURS OF MOVE IN ARE 9:00AM – 5:00PM MONDAY – FRIDAY, 8:00AM – 8:00PM SATURDAY AND SUNDAY.

I/WE ARE AWARE ALL VEHICLES ON THE PROPERTY MUST HAVE CURRENT LICENSE TAGS AND BE IN AN OPERABLE CONDITION. IF YOU ARE PARKED IN ANOTHER OWNER ASSIGNED PARKING SPACE, CARS WILL BE TOWED AT OWNER’S EXPENSE.

I / WE ARE AWARE THAT ASSESSMENTS ARE DUE IN FULL ON THE 1<sup>ST</sup> DAY OF EACH MONTH OR IN ACCORDANCE WITH THE PROPERTY DOCUMENTS. ANY PAYMENTS RECEIVED TEN (10) DAYS AFTER THE DUE DATE WILL BE ASSESSED A LATE FEE.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

SIGNED ON THIS DATE: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

SIGNED ON THIS DATE: \_\_\_\_\_

**A COPY OF RULES AND REGULATIONS WAS PROVIDED TO APPLICANTS**

Pet Registration Form

WOODSTOCK LODGE A CONDOMINIUM INC. tenant/owners agree to the pet policies as stated in the condominium documents.

Owner has read and agreed to follow the rules and regulations with regards to pets:

Pets must be **25** pounds or less. Owner must provide a picture of the pet(s) that will be residing in the Unit. Pets shall not be allowed on or about the Common Elements except on a leash of no longer than six (6) feet or when being carried by the owner. No pets shall be left unattended in or on the balcony, patio or other similar area even if the area has been enclosed. No reptiles, wildlife, amphibians, poultry or livestock shall be raised, bred or kept on WOODSTOCK LODGE A CONDOMINIUM INC. Property. No pets or other animals shall cause or be the source of annoyance, nuisance or disturbance to any other owner or occupant. Each pet owner shall be responsible for the removal and disposal of pet's feces or waste. The ability to have and keep a pet is a privilege, not a right, and the Board is empowered to order and enforce the removal of any animal or pet which becomes a source of annoyance to other residents of WOODSTOCK LODGE A CONDOMINIUM INC. or in any way causes any damage to the property. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the given notice. Unit Owners may provide in a lease that tenants shall not be permitted to keep or have pets of any kind. Each Owner shall be responsible for the activities of its pet. The pet restrictions provided for herein apply to pets visiting a Unit and pets permanently housed in a Unit.

The association agrees to permit owner to keep the pet described below:

Type of pet: \_\_\_\_\_ Breed: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_

Color/Description: \_\_\_\_\_  
\_\_\_\_\_

Type of pet: \_\_\_\_\_ Breed: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_

Color/Description: \_\_\_\_\_  
\_\_\_\_\_

Owner has provided evidence in the form of a receipt or other written verification from the veterinarian of the following documents:

\_\_\_\_\_ Rabies Vaccination  
\_\_\_\_\_ All Vaccinations  
\_\_\_\_\_ Tag Number

\_\_\_\_\_

**Print Name**

\_\_\_\_\_

**Signature**

\_\_\_\_\_

**Date**

**Car Information Sheet**

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

Unit address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant #1: \_\_\_\_\_

Phone #: \_\_\_\_\_ Alt #: \_\_\_\_\_

Email: \_\_\_\_\_

Make and model of Car: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_ Tag #: \_\_\_\_\_

Applicant #2: \_\_\_\_\_

Phone #: \_\_\_\_\_ Alt #: \_\_\_\_\_

Email: \_\_\_\_\_

Make and model of Car: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_ Tag #: \_\_\_\_\_

**\*\* OWNERS AND TENANTS MUST OBTAIN CAR DECALS\*\***

**PICTURE ID AND SOCIAL SECURITY CARD**  
**HERE**

PICTURE ID

SOCIAL SECURITY CARD

**COPY OF LEASE/ PURCHASE CONTRACT**  
**FOLLOW THIS PAGE**