

JEFFERSON PINES II CONDOMINIUM ASSOCIATION, INC.

c/o Sunstate Association Management Group, Inc.

PO BOX 18809

Sarasota, FL 34276

OFFICE: 941-870-4920

allapplications@sunstatemanagement.com

SALE APPLICATION

1. A non-refundable application fee of \$150.00 per application made payable by check to Sunstate Association Management Group, Inc.
2. Application must be submitted to the Board of Directors a minimum of fifteen (15) days prior to anticipated closing date.
3. A copy of the Sales contract must accompany this application.
4. A driver's license photograph must be attached to this application for all adult occupants.

*Spouses may fill out one application, but two (2) persons not married must fill out separate applications and owner/applicant must submit one (1) check for each one.

NOTE: PURSUANT TO AN AMENDMENT TO SECTION 11.3(a) OF THE DECLARATION OF CONDOMINIUM APPROVED BY THE OWNERS ON OCTOBER 12, 2005, NEW PURCHASERS OF A UNIT CANNOT RENT OR LEASE THEIR UNIT FOR A PERIOD OF 24 MONTHS FOLLOWING ACQUISITION OF THE UNIT.

I/WE HEREBY request approval to purchase Unit _____ located at _____

Sarasota, FL 34236 and owned by _____

Scheduled Closing Date: ____ / ____ / ____ Anticipated Occupancy Date: ____ / ____ / ____

Applicant(s): _____

FIRST	MIDDLE	LAST
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_____	_____	_____
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FIRST	MIDDLE	LAST
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Present Address : _____

Street	City, State	Postal Code
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Contact Info: _____

Home/Business #	Cell #
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Email: _____

Names of Adult Family Members who will be in residence: _____

Children (names and ages) who will be in residence:

1. _____
2. _____
3. _____
4. _____

Applicant's occupation: _____ Position: _____
Company / Employer: _____
Co-Applicant's occupation: _____ Position: _____
Company / Employer: _____
Bank Reference: _____
NAME Address, City, State

Personal References:

1. _____
NAME Address, City, State Phone #
2. _____
NAME Address, City, State Phone #

Previous Residences (past two years):

1. _____
2. _____

Real Estate Agency & Company: _____
Address Phone

Email: _____

*Cars to be parked on the Association's Property:

Make of Vehicle: _____ Year: _____ License# & State: _____
Make of Vehicle: _____ Year: _____ License# & State: _____

*** No large trucks, commercial vehicles, motorcycles, mopeds, trailers, etc. are allowed to be parked on the property.**

PETS: Owners are allowed no more than one (1) dog and/or cat (25lb. limit):

Dog: Yes _____ No _____ If yes, Weight: _____ lbs. Breed: _____
Cat: Yes _____ No _____ If yes, Weight: _____ lbs. Breed: _____

Our Intentions with regards to this Unit are:

- _____ Reside as Owners on a full-time basis
- _____ Reside as Owners on a seasonal/intermittent basis
- _____ Lease our Unit

In case of an emergency, whom would the Association contact/notify?

Name: _____
Address: _____
Street City, State Postal Code

Phone & Email: _____

“The undersigned hereby grants permission to Lighthouse Property Management, Inc., as agent of the Board of Directors of Jefferson Pines II Condominium Association, Inc., to contact any or all of our references with the understanding that all information will be held in strict confidence. I/we hereby agree that if this application is approved, all persons occupying this Unit will carefully read and fully comply with the Jefferson Pines II Condominium Association’s Declaration of Condominium, Articles of Incorporation, and Bylaws, and all Rules and Regulations. I/we understand that the Association does not provide personal services nor perform maintenance or repairs inside of individual units and that common elements must be respected at all times.”

The undersigned also hereby acknowledges that they have been furnished copies of and have read and understands the Declaration of Condominium, the Rules and Regulations, and the Bylaws and agrees to comply with their requirements. I understand that these rules are designed to create a harmonious community. As an owner I will support these rules and regulations.

Owner’s Signature: _____ Date: _____

Applicant’s Signature: _____ Date: _____

Co-Applicant’s Signature: _____ Date: _____

BOARD APPROVAL:

APPROVED

DISAPPROVED

SIGNATURE: _____ **DATE:** _____

SALES AND LEASES COMMITTEE CHAIRPERSON:

APPROVED

DISAPPROVED

SIGNATURE: _____ **DATE:** _____

AUTHORIZATION TO OBTAIN CREDIT REPORT AND CONDUCT BACKGROUND CHECK(S)

"I/we hereby authorize Lighthouse Property Management, Inc., as agent of the Board of Directors of Jefferson Pines II Condominium Association, Inc., to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluation of my/our application. I/we understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment information, vehicle records, licensing records, and/or any other necessary information. I/we hereby expressly release Jefferson Pines II Condominium Association, Inc. and any procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my/our application information may be provided to various local, state, and/or federal government agencies including without limitation, law enforcement agencies."

Please print:

Applicant:

Name: _____

Social Security #: _____ Date of Birth: _____

Drivers License # & State of issue: _____

Current Address: _____

Signature _____ Date _____

Co-Applicant:

Name: _____

Social Security #: _____ Date of Birth: _____

Drivers License # & State of issue: _____

Current Address: _____

Signature _____ Date _____

Submit to: **Jefferson Pines II Condominium Association, Inc.**
c/o Sunstate Association Management Group, Inc.
PO BOX 18809
Sarasota, FL 34276
allapplications@sunstatemanagement.com
OFFICE : 941-870-4920

THIS PAGE FOR OWNERS ONLY.

PLEASE BE ADVISED THAT THE DECLARATION OF CONDOMINIUM, ARTICLE 11, SECTION 11.3 GENERAL PROVISIONS REGARDING LEASING AS AMENDED AND RECORDED NOVEMBER 15, 2005 CONTAINS RESTRICTIONS ON THE NUMBER OF TIMES AND FREQUENCY A UNIT MAY BE LEASED AS STATED BELOW.

To discourage investment owners and protect the residential character of the Condominium, a unit owner shall not lease or rent a condominium unit for a period of twenty-four (24) months after the title to the unit has been conveyed or transferred, provided that any existing lease of the previous owner may continue through the original term thereof and any extension or renewal. This Article 11.3(a) shall not apply to a mortgagee who acquires title to a unit by foreclosure or deed in lieu of foreclosure or to an owner who transfers title for purely estate planning reasons in the sole determination of the Board. Thereafter, a unit owner shall not lease the unit more than four (4) times in any twelve (12) month period.

ALL REQUIRED PAPERWORK AND CRIMINAL BACKGROUND CHECKS MUST BE IN THE HANDS OF THE BOARD OF DIRECTORS AT LEAST TWENTY (20) DAYS PRIOR TO THE COMMENCEMENT OF THE PROPOSED LEASE.

AN INTERVIEW IS REQUIRED.

TENANTS MOVING IN WITHOUT APPROVAL WILL BE EVICTED.

ALL FEES AND MONIES OWED FOR THE UNIT MUST BE CURRENT PRIOR TO APPROVAL OF A LEASE.

NOTE: Florida Condominium Law, Florida Statute 718.116(4) states that "If the association is authorized by the Declaration or Bylaws to approve or disapprove a proposed lease of a unit, the grounds for disapproval may include, but are not limited to, a unit owner being delinquent in the payment of an assessment at the time the approval is sought."