

APPLICATION FOR LEASE APPROVAL  
HILLSBORO LANDINGS II  
C/O CAMPBELL PROPERTY MANAGEMENT  
1215 EAST HILLSBORO BLVD.  
DEERFIELD BEACH, FL 33441  
954-427-8770

UNIT OWNER'S NAME \_\_\_\_\_

UNIT ADDRESS \_\_\_\_\_

LESSEE'S NAME(S) \_\_\_\_\_

LESSEE'S HOME PHONE NUMBER \_\_\_\_\_

LESSEE'S EMAIL ADDRESS \_\_\_\_\_

LEASE DATES – FROM: \_\_\_\_\_ TO: \_\_\_\_\_

REALTOR'S NAME \_\_\_\_\_ PHONE \_\_\_\_\_

COMPANY \_\_\_\_\_

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FOR BOARD USE ONLY:

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

APPLICATION FOR APPROVAL OF LEASE

DATE \_\_\_\_\_  
APARTMENT NUMBER \_\_\_\_\_

Copies of these forms will be supplied to the Applicant by Campbell Property Management, together with a loaned copy of the Rules and Regulations. The Applicant is to return the forms with all questions answered to Campbell Property Management, 1215 East Hillsboro Boulevard, Deerfield Beach, FL 33441, together with a filing fee check for \$70.00 and a move-in deposit of \$2,000.00 payable to Hillsboro Landings Condo No. Two. The deposit will be returned after the tenant has moved out and an inspection of the catwalks, elevators and any other common area has been made and no damage has occurred and there is no unpaid violation during the tenancy. A copy of the executed Contract to Lease must also be furnished.

Present Owner of Apartment \_\_\_\_\_

Proposed Lessee of Apartment \_\_\_\_\_

I/We are generally familiar with the Rules and Regulations of Hillsboro Landings Condo No. Two.  
Yes \_\_\_\_\_ No \_\_\_\_\_

I/We will be parking one (1) car on the property. (One parking space is allotted per unit and only one vehicle in the assigned spot.)  
Yes \_\_\_\_\_ No \_\_\_\_\_

I/We will not have a pet \_\_\_\_\_

I/We will use the apartment as a:  
Permanent Residence \_\_\_\_\_ Seasonal Residence \_\_\_\_\_

I/We understand that Campbell Property Management will give the filled-out forms and replies to the references to the Interview Committee, that the Committee after reviewing same will set a mutually convenient date for the interview and that the report of the Committee will be given to the Board of Directors for their decision regarding the Approval Certificate.  
Yes \_\_\_\_\_ No \_\_\_\_\_

I/We agree that we will abide by all restrictions contained by the Board of Directors. Also that the decision of the Board of Directors regarding this Application will be final and no reason will be given for the decision.  
Yes \_\_\_\_\_ No \_\_\_\_\_

I/We agree that I/We will be the sole Resident(s) occupying this unit. No other guest or tenant will be residing in this unit.  
Yes \_\_\_\_\_ No \_\_\_\_\_

WITNESS: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

WITNESS: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

NO INTERVIEWS WILL BE CONDUCTED ON SATURDAY OR SUNDAY

RECEIVED 23-06-09 10:50 AM

HILLSBORO LANDINGS CONDOMINIUM NO. TWO  
APPLICATION FOR OCCUPANCY

(PLEASE PRINT) Complete all Questions and fill in all blanks.

Apt. No. \_\_\_\_\_ Bldg. No. \_\_\_\_\_

Date \_\_\_\_\_ 20 \_\_\_\_\_ Desired date of occupancy \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

( ) Sgl ( ) Married ( ) Sep ( ) Div Maiden Name \_\_\_\_\_

In case of emergency, notify \_\_\_\_\_  
Name Address Phone

PART I - RESIDENCE HISTORY

(PLEASE PRINT)

A. Present Address: \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Apt. Or Condo Name \_\_\_\_\_ (If Applicable) How Long? \_\_\_\_\_

Landlord or Mortgagee \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_ Mtg. No. \_\_\_\_\_

B. Previous Address: \_\_\_\_\_ How Long? \_\_\_\_\_

Apt. Or Condo Name \_\_\_\_\_ (If Applicable) Apt. No. \_\_\_\_\_

Name of Landlord or Mortgagee \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_ Mtg. No. \_\_\_\_\_

C. Previous Address: \_\_\_\_\_ How Long? \_\_\_\_\_

Apt. Or Condo Name \_\_\_\_\_ (If Applicable) Apt. No. \_\_\_\_\_

Name of Landlord or Mortgagee \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_ Mtg. No. \_\_\_\_\_

(PLEASE PRINT)

PART II - EMPLOYMENT AND BANK REFERENCES

A. Employed by \_\_\_\_\_ Phone ( ) \_\_\_\_\_

How Long \_\_\_\_\_ Dept. Or Position \_\_\_\_\_ Approx. Mo. Income \_\_\_\_\_

Address \_\_\_\_\_

B. Spouse's Employment \_\_\_\_\_ Phone ( ) \_\_\_\_\_

How Long? \_\_\_\_\_ Dept. Or Position \_\_\_\_\_ Approx Mo. Income \_\_\_\_\_

Address \_\_\_\_\_

(PLEASE PRINT)

PART II - EMPLOYMENT AND BANK REFERENCES

A. Employed by \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
How Long \_\_\_\_\_ Dept. Or Position \_\_\_\_\_ Approx. Mo. Income \_\_\_\_\_  
Address \_\_\_\_\_

B. Spouse's Employment \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
How Long? \_\_\_\_\_ Dept. Or Position \_\_\_\_\_ Approx Mo. Income \_\_\_\_\_  
Address \_\_\_\_\_

C. Bank Reference \_\_\_\_\_  
How Long? \_\_\_\_\_ Account No. \_\_\_\_\_ (Chk. Or Sav.) Please circle:  
Address \_\_\_\_\_

(PLEASE PRINT)

**PART III - CHARACTER REFERENCE**

1. \_\_\_\_\_ Res. Phone ( ) \_\_\_\_\_ Off. Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_  
Street Address City State Zip

2. \_\_\_\_\_ Res. Phone ( ) \_\_\_\_\_ Off. Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_  
Street Address City State Zip

3. \_\_\_\_\_ Res. Phone ( ) \_\_\_\_\_ Off. Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_  
Street Address City State Zip

(PLEASE PRINT)

**PART IV - AUTOMOBILE INFORMATION**

Number of Cars (Incl Co. Cars) \_\_\_\_\_ Driver's License No. \_\_\_\_\_ State \_\_\_\_\_

Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_

Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_

By signing, the applicant recognizes that the Association or their agent, Campbell Property Management may investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics and mode of living as applicable. The association may also require a credit report through a credit reporting agency.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**Applicant Authorization**

**Resident Data, Inc.**

In connection with my/our application for residence at I hereby authorize any consumer credit agency, current and previous employer, current and any former landlord, law enforcement agency, any check authorization agency, and state employment security agency to release all information any of them may have about me to Resident Data, Inc. I hereby release all of these parties from any liability in connection with release of such information. I also authorize the use of Resident Data, Inc. of data contained in my application for residence for demographic or other types of studies or reports.

A facsimile or other copy of this authorization shall be sufficient for release by the aforesaid parties.

I have submitted a non-refundable fee of \$70.<sup>00</sup> to process my application for residence. I understand that this sum is not a rental payment or deposit and will not be refunded even if my application is denied or cancelled by me after submission.

This authorization is for this transaction only and continues in effect for one (1) year unless limited by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year, allowed by law.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Credit and Background Check**

**You are hereby authorized to release to Resident Data any information requested regarding my banking, credit, employment, residence and possible criminal background. Resident Data is also authorized to obtain a consumer credit report.**

**I waive all rights and privileges concerning the release of said information and reports to Resident Data,**

Name of Applicant \_\_\_\_\_  
Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Driver's License # \_\_\_\_\_ State \_\_\_\_\_  
Current Address \_\_\_\_\_  
Signature \_\_\_\_\_

Name of Applicant \_\_\_\_\_  
Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Driver's License # \_\_\_\_\_ State \_\_\_\_\_  
Current Address \_\_\_\_\_  
Signature \_\_\_\_\_

Name of Applicant \_\_\_\_\_  
Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Driver's License # \_\_\_\_\_ State \_\_\_\_\_  
Current Address \_\_\_\_\_  
Signature \_\_\_\_\_

# Hillsboro Landings II & Club Rules & Procedures

## Reviewed at Interview

### Club:

Reservations for Club House are not allowed on recognized holidays or Super Bowl Sunday, Deposit of \$100.00 is required. All trash must be removed the evening of the party. All stoves, floors, carpets etc. must be left clean. BBQ must be wiped down and gas shut off.

Shower before entering the pool. Eating is allowed at the pool on tables only, no glass containers are allowed anywhere on the pool deck. All guests at the pool must be accompanied by the resident. When using patio umbrellas, you must close them when leaving the pool area.

### Hillsboro Landings – II:

No work can be performed by an owner/Contractor/resident until an ARB form is approved and a deposit of \$500.00 is given to the management company. Owner must obtain city permits (if required) and Board of Directors approval before work is started. Notify the maintenance man a few days in advance for elevator pads to be put up for deliveries, which are allowed on weekdays only. All moving and delivery trucks must park out by the roadway or car wash area. They are not allowed to enter the areas between carports.

No work of any type will be performed or materials left on the common areas.

Contractors and delivery people must remove all debris and packaging from the building; nothing may be placed in the building's trash or recycling bins.

Residents are issued parking stickers and are required to park in their assigned parking space. Guests parking any time must have a guest pass on their dash board, or may be subject to tow. Owners using another unit's assigned space must submit a letter of authorization to the board.

Please use recycle bins in accordance with the City's limited recycling program. Boxes must be broken down. No furniture or other large items are allowed in dumpsters. Large items may be placed on the grass by the street to the west of our driveway, after 5:00 p.m. on Sunday night, for Monday morning pick-up by the city.

Unit Door Keys: The building maintains a Lock Box for unit owner keys. You may elect to leave a key on file in the Lock Box. It is there for Association use for emergency access only. If you lock yourself out you need to contact a locksmith at your expense.

Dock Spaces: Are available subject to specific rules about occupancy; if interested, contact Campbell Property Management for further details.

In case of a fire alarm: Please use the stairway and meet out by the car wash area.



# Hillsboro Landings II & Club Rules & Procedures

## Reviewed at Interview

Please regularly check your faucets and toilets for leaking water. Part time residents are strongly encouraged to designate a full time resident to regularly inspect their unit during their absence.

Vehicle Owners are responsible for repair of payment caused by oil leaks

Accordion Shutters are permitted only on front side of building and must be ivory colored.

No front door mats allowed.

All interior window treatments must be white when viewed from outside.

No window decorations allowed in front windows other than holiday decorations.

All window screens and doors are responsibility of the owners and must be kept in good repair. All window screens, screen doors, or security doors shall be black or bronze in color. Front doors shall be painted the standard color.

No unit may be leased until owner has had possession for 12 months and no more than 1 lease will be approved in a 12 month period. All would-be tenants must be interviewed before the lease will be approved by the Board. Leases cannot be consumated without Board approval.

Guests are limited to a 30 day stay per individual and must park in a guest space.

THESE ARE ONLY SOME OF THE RULES AND REGULATIONS THAT APPLY TO ALL OWNERS, TENANTS, AND GUESTS. IT IS YOUR RESPONSIBILITY TO READ AND ABIDE BY THE DOCUMENTS AND RULES AND REGULATIONS BOOKLET PRIOR TO PURCHASING OR LEASING AND AFTER MOVING IN.

I/We agree to follow all Rules and Regulations of Hillsboro Landings II Condominium

Unit #: \_\_\_\_\_  
Interviewed By Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Owners/Renters and all residents occupying unit \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Owners/Renters and all residents occupying unit \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Owners/Renters and all residents occupying unit \_\_\_\_\_ Date \_\_\_\_\_